

Information for Solicitors

Introduction

Welcome to a smarter way to buy and sell property.

With Brookvale's online auction platform, buyers and sellers can exchange or reserve properties seamlessly, entirely online.

A legal pack is required for participation and must include the following:

Documents Required	Details
Office copy entries	Essential legal documentation
Land registry searches	Property ownership verification
Local authority searches	Planning and local development checks
Draft contract for sale	Pre-prepared contract
Leases (if applicable)	Details of any leases involved
Tenancy agreements (if applicable)	Applicable tenancy details
Property information form	Key property information
Fixtures and fittings form	Details of included items
Planning permissions (if applicable)	Approved property developments
Other relevant documents	Any other required documentation

Note: Do not include Common Auction Conditions for this sale type. Instead, Brookvale will provide a Reservation Contract.

Reservation Process

Once the auction ends and the reserve price is met or exceeded, a reservation is immediately made online.

Key Points:

- **Reservation Agreement:** This governs the terms of the reservation, included in the legal pack.
- **Buyer Agreement:** Buyers must accept the terms before bidding. A successful bid means they are bound by this agreement.
- **Reservation Fee:** Check with the agent responsible for the property to confirm the amount.

Next Steps After a Successful Reservation

1. **Buyer is charged:** A non-refundable reservation fee is charged online immediately (this fee is not part of the purchase price).
2. **Contract Exchange:** The buyer and seller have 56 working days to exchange/complete contracts from the date of reservation.
3. **Completion:** Completion is to occur 56 working days after the exchange (28xdays to exchange then 28xdays to completions; unless otherwise agreed).
4. **Solicitor Contact:** We notify the buyer to instruct their solicitor to get in touch with you.
5. **Avoid Delays:** Please send the contract for sale to the buyer's solicitor promptly.

Need More Information?

For further assistance, feel free to contact us directly.



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PLEASE NOTE: In the event that a buyer has been introduced via auction who subsequently proceeds to exchange of contracts within six months of the termination of the agreement then the fees payable