



# Estate Agents

MR O'GORMAN  
FLAT 5  
45 MARINE PARADE  
BRIGHTON  
EAST SUSSEX

1st June 1995

Dear Mr O'Gorman

RE: FLAT 5, 45 MARINE PARADE BRIGHTON EAST SUSSEX

We have pleasure in enclosing a draft of the details for the above property and hope that these meet with your approval.

Should you require any alterations, please mark them on the copy provided and we will attend to these immediately. When you are happy with the property particulars can we please ask you to return the enclosed certificate duly signed.

We can commence marketing your property immediately and will keep you informed of our progress.

In the event of our introducing to you applicants who purchase your property or if we are the effective cause of a sale, our sole agency commission will amount to 1.5% of the sale price as agreed with you, subject to a minimum fee of £850.00 plus VAT @ 17.5%.

Our commission, which is subject to VAT at the prevailing rate is normally settled by your solicitor on completion of the transaction from the proceeds of the sale.

Whilst writing we would like to point out that other agents may contact you in an attempt to persuade you to allow them to introduce interested applicants. In such circumstances can you please let us know in order that we may protect you from the possibility of being responsible for two fees.

Thank you very much for your kind instructions to sell your property and we will keep you advised of the progress we make.

Yours sincerely,

DOMINIC RUZYLLLO  
DANIELS RESIDENTIAL.