

BIDDER IDENTITY REGISTRATION & PROXY/TELEPHONE BIDDING AUTHORITY

INSTRUCTING STRETTONS TO BID ON BEHALF OF A NON-ATTENDING BIDDER



ALL BIDDERS TO COMPLETE THIS SECTION

BIDDER IDENTITY

ATTACH 2 FORMS OF CERTIFIED ID FOR BIDDER & PURCHASER IF DIFFERENT (PASSPORT, UTILITY BILL, LICENCE, BANK STATEMENT)

Bidder's name: _____

Name of contractual purchaser (if different): _____

Address: _____

Mobile: _____

Landline: _____

Email Address: _____

PROXY/TELEPHONE BIDDER IDENTITY

PLEASE COMPLETE BIDDER REGISTRATION ABOVE & BELOW

Auction date: _____

Lot number: _____

Address of property: _____

I hereby authorise a member of Strettons' staff to bid on my behalf subject to the terms and conditions appended hereto and headed "Bidding by telephone or letter," which I confirm I have read and understood.

Proxy **Telephone** *Tick one box only*

Maximum bid: £ _____ in words: _____

Note: The figure specified must be definite and not one calculated for example by reference to other bids such as one bid above another party's bid. If there is any uncertainty, Strettons reserve the right not to bid on your behalf.

I attach: £ _____ in words: _____

In one of the forms detailed in the accompanying notes, being 10% of my maximum bid (minimum deposit £3,000 per lot) plus £750 Buyer's Administration Fee (or £375 for a purchase under £10,000).

Solicitor's name: _____ Address: _____

Telephone number: _____ Person dealing: _____

Signature of bidder: _____ Date: _____

Name (please print): _____

Address (if different from bidder): _____

Telephone number: _____

This form will not be accepted if it has been subject to any alteration.

BIDDING

BY PHONE OR LETTER



A person not able to attend the auction to make their own bids may utilise the facilities available for telephone, or proxy (written) bids on the following terms and conditions:

The bidder must complete a separate 'Proxy/Telephone Bidding Authority to Strettons' form for each lot involved, and provide a banker's draft, debit card, solicitor's client's account cheque, or cheque signed by a Building Society, for 10% of the maximum amount of the bid for each lot (minimum £3,000) plus a £750 (inc. VAT) Buyer's Administration Fee (£375 for a purchase under £10,000).

The form must be delivered to Strettons, ~~Waltham House, 11 Kirkdale Road~~ London E11 1HP to arrive before 5.00 pm one clear working day prior to the start of the relevant auction. It is the bidder's responsibility to check that the form has been received by Strettons. This can simply be done by telephoning the office or sending an email to auctions@strettons.co.uk and asking for confirmation by email.

1. The bidder shall be deemed to have read all notices contained in the auction catalogue; the particulars of the relevant Lot in the catalogue; the general and special conditions of sale included with the catalogue and/or the separate special condition sheet if they are not printed in the catalogue. The bidder shall be deemed to have taken all necessary professional and legal advice and to have made enquiries and have knowledge of any announcements to be made from the rostrum of any amendments relating to the relevant Lot. Announcements can and should be checked by bidders on the day of the auction between 9.00 am and one hour before the commencement of the auction.
2. In the case of telephone bids, at about the time that the Lot comes up for auction attempts will be made by Strettons to contact the bidder by telephone. If successful, the bidder may then compete in the bidding up to the maximum of the amount authorised in the completed authority form.
3. In the event that the telephone link is not established, or breaks down, or there is any confusion or disruption, Strettons may bid/continue to bid on behalf of the bidder up to the maximum of the authorisation.
4. In the case of proxy bids, Strettons staff will compete in the bidding up to the maximum of the authorisation.
5. Strettons reserve the right not to bid on behalf of telephone/proxy bidders in the event of any error, doubt, omission, uncertainty as to the bid, or for any reason whatsoever, and give no warranty or guarantee that a bid will be made on behalf of the bidder and accept no liability.
6. In the event that the telephone/proxy bid is successful the Auctioneer or the Auctioneer's clerk will sign the Memorandum of Sale on behalf of the bidder (a contract would have been formed on the fall of the hammer).
7. In the event of a contract, the deposit monies will be applied so far as necessary to meet the requirement for a 10% deposit (subject to any minimum applicable) and the balance of the deposit (if any) may (if requested at the time) be returned to the bidder.
8. In the event that the bidder is unsuccessful in buying the lot, the deposit monies shall be returned to the bidder promptly.
9. Once delivered to the auctioneers, the authority to bid is binding on the bidder up to 6.00 pm on the day on which the particular Lot is auctioned. This is to allow for the possibility of a Seller agreeing to sell post auction where the bidding has not reached the reserve.
10. The authority can only be withdrawn by notification in writing delivered to Strettons at their office before 9.30 am on the day the relevant Lot is scheduled to be auctioned, or by delivery into the hands of the Auctioneer in the auction room one hour before the start of that day's auction. It is the bidder's responsibility to obtain a receipt on a copy of the withdrawal notification signed by one of the Directors of Strettons and without such a receipt the authority stands and any successful contract is binding on the bidder.
11. If the bidder, or an agent, actually bids at the auction without having previously withdrawn the authority, the Auctioneer is at liberty to accept such bid in addition to any bid from Strettons staff as empowered under the telephone/proxy authority. Strettons would have no liability whatsoever if the price achieved is the result only of this competition in bidding without intervention from other bidders.
12. Other than in the case of residential ground rent investments, any bids must be a multiple of £500.



STRETTONS

EST 1931

DEBIT CARD PAYMENT FORM

NO BUSINESS CARDS, PLEASE

Name of Bank						
Tick one of the Following	Visa Debit	Visa Electron	Maestro	Switch	Delta	Solo
Insert 16 Digit Number						
Start Date						
Expiry Date						
3 Digit Security No. On back of card						
Amount						
Name on Card						
Full Address & Postcode						