



ESTATE AGENTS & AUCTIONEERS

REGISTRATION FORM FOR PROXY, OR TELEPHONE BIDDING

Please select method of bidding : Proxy [] Telephone []

I hereby instruct and authorise Sullivan Mitchell to bid on my behalf in accordance with the terms and conditions attached hereto and I understand that should my bid be successful the offer will be binding upon me. Sullivan Mitchell will bid on my behalf if required, taking my instructions in this respect on the telephone when the relevant lot is being sold at the Auction. I authorise you to record such bidding and instructions in order to avoid any doubts or disputes. In accordance with the 2004 Money Laundering regulations I attach copies of the relevant proof of I.D.

Date of Auction Lot Number

Address of Lot.....

.....

Maximum Bid Price £.....

(Bid in Words)

Cheque for 10% deposit (or in the case of telephone a blank cheque may be submitted)

£.....(enclosed within)

Purchaser's Details

Full Name(s)

Company

Address

.....

.....Postcode.....

Telephone Business.....Home.....

or any other telephone number to be contacted if different from above in case of telephone bids.

Fax.....Mobile.....

Solicitors

.....

.....Postcode.....

For the Attention of

Telephone.....

Signature of Prospective Purchaser or person signing on Purchaser's behalf :

.....

Name in
block capitals

Full Name and Address of Signatory if different from Purchaser's details given above:

.....

.....

Date of Signing

I.D ENCLOSED

IMPORTANT ANNOUNCEMENT

The Money Laundering Regulations

The new legislation on money laundering will come into force on 1st March 2004 with the definition of "relevant business" being widened to include estate agency and auctioneers of both commercial and residential property.

As a result, all successful bidders must now provide proof of identity and current address to the auctioneers immediately after the fall of the hammer before completing the sale memorandum.

If the purchaser is acting on behalf of another party or on behalf of a company, evidence will also be required of the purchaser's identity and address and this must be submitted to the vendor's solicitors following the auction.

We also recommend that if a bidder is acting on behalf of another party that they also obtain a letter of authority to bid.

For further information on how these regulations affect property sales you may wish to go to www.ils.org.

<p>MANDATORY IDENTITY DOCUMENTS MAY INCLUDE:-</p> <ul style="list-style-type: none"> Full passport or national identity card Full UK/EU driving licence Birth certificate or naturalisation certification Benefit book Firearm certificate Resident permit issued by the Home Office Inland Revenue tax notification
--

IT IS ALSO MANDATORY TO PROVIDE PROOF OF ADDRESS.

<p>THESE MAY INCLUDE (IN ADDITION TO THE ABOVE):-</p> <ul style="list-style-type: none"> Council tax bill for the current year Recent mortgage statement from a recognised lender Bank or building society statement containing a current address Utility bill issued within the last three months

TERMS AND CONDITIONS FOR PROXY OR TELEPHONE BIDDERS

1. A prospective purchaser should complete and sign the registration form overleaf. In particular the prospective proxy purchaser should complete the form showing the maximum price which the prospective purchaser authorises the auctioneer to bid for a particular property. The maximum price to which the auctioneer is authorised to bid must be an exact figure (accordingly wording such as "£100 over the highest bid in the room" will not be acceptable). The auctioneer reserves the right not to bid on behalf of the prospective purchaser should there be any error or confusion in respect of these instructions or the accompanying deposit. A separate form must be completed for each lot for which a prospective purchaser requires the auctioneer to bid. The completed form or forms must be delivered to **Sullivan Mitchell, 745 Ampress Lane, Lymington, SO41 8LW** (for the attention of the auctioneer) by hand or by post so that it is received not less than 24 hours prior to the time of the commencement of the auction at which the particular property is to be sold. The commencement time of the auction is shown in the catalogue. Any agreement to alter any proxy or telephone bidding form at any time prior to or on the day of the auction, must be in writing.
2. The prospective proxy purchaser appoints the auctioneer as agent and authorises the auctioneer to bid for the relevant lot on behalf of the prospective purchaser in such manner as the auctioneer thinks fit in his absolute discretion.
3. The prospective purchaser shall be considered to have inspected the auction catalogue for the relevant lot and the catalogue containing the general and special conditions of sale and notices to prospective purchasers and also any addendum relating to the lot and to have full knowledge thereof and authorises the auctioneer or any duly authorised partner or employee of Sullivan Mitchell as the prospective purchaser's agent to sign the memorandum of contract incorporating all such matters at or after the auction.
4. Prospective proxy purchasers should send with this form a valid cheque or banker's draft drawn on a United Kingdom Branch of a bank representing 10% of the maximum price to which the prospective purchaser wishes the auctioneer to bid. Where the particular lot is purchased below the maximum bid figure the balance of the deposit will be considered as an additional deposit towards the purchase price. In the case of a telephone bid, the prospective purchaser may instead provide a blank cheque which the auctioneer will complete on the purchaser's behalf thus enabling the successful bidder to pay 10% of the purchase price or in accordance with the General or Special Conditions of Sale relating to the lot.
5. The prospective purchaser may in writing only at any time up to the commencement of the auction in which the particular lot is to be sold withdraw the auctioneer's authority to bid. It is the prospective purchaser's responsibility to ensure that the auctioneer personally receives such instructions and he should check to ensure such instructions have been received.
6. Unless the relevant lot is sold to the prospective purchaser, the amount of the prospective purchaser's bid will not be disclosed to the vendor or any other person either during or after the sale without the consent of the respective purchaser.
7. The auctioneer reserves the right to bid himself or through an agent up to the reserve price for the particular lot.
8. The auctioneer will make no charge to a prospective purchaser for this service and will accept no liability whatsoever for any bid not being made on behalf of the prospective purchaser whether through lack of clarity of instructions or for any other reason whatsoever. Prospective telephone purchasers will not hold Sullivan Mitchell liable for any loss or claims relating to the telephone or the interruption or suspension of these services. The prospective purchaser will be advised if the relevant lot has been successfully purchased on his behalf as soon as possible after the auction. Where the lot has not been purchased the prospective purchaser will be notified by post and the deposit returned as soon as reasonably possible.
9. Prospective purchasers are advised to telephone the auction department of Sullivan Mitchell (01590 689186) between 8.30am and 10.00am on the day of the auction to ensure that there are no amendments to the particulars of sale or conditions relating to the relevant lot or other matters relating to it. The prospective purchaser will be deemed to have knowledge of such amendments and will buy subject to them in any event. If the prospective purchaser does not telephone and such amendments have been made, the auctioneer may in his absolute discretion decide not to bid for the relevant lot on the prospective purchaser's behalf or refuse to accept bids by or on behalf of prospective purchasers and the auctioneer will not be responsible for any loss, costs or damages incurred by the prospective purchasers as a result thereof.
10. Should the prospective purchaser wish to bid at the auction in person or through an agent, such intention must be conveyed in writing to the auctioneer in person prior to the lot being offered for sale. In this case the auctioneer will not make any bids on behalf of the prospective purchaser.
11. Prospective purchasers are advised in respect of telephone bids that should they become disconnected during bidding or are unobtainable, Sullivan Mitchell will not be held responsible or liable for any loss suffered in respect thereof.