

## AUTHORISATION FOR BIDDING BY PROXY OR BY TELEPHONE (BY PRIOR APPOINTMENT ONLY)

Please select method of bidding:    Proxy                      Telephone

I/We hereby instruct and authorise Star Property to bid on my/our behalf in accordance with the terms and conditions and I understand that if my bid be successful the offer will be binding upon this company/me. Star Property will act as my agent to 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/We authorise you to record such bidding and instructions in order to avoid any doubts or disputes. I confirm I have carefully read and understand the Special Conditions of Sale for the property concerned.

Date of Auction: \_\_\_\_\_ Lot Number: \_\_\_\_\_

Address of Lot: \_\_\_\_\_

Maximum Bid Price (Proxy Bids Only): (in words) \_\_\_\_\_ Pounds

I attach my deposit cheque for 10% of my proxy bid or in the case of a telephone bid, 10% of the maximum guide price, subject to a minimum fee of £2,000 plus our documentation fee of 0.36% inclusive of VAT (0.3% + VAT) of the sale price, subject to a minimum fee of £780 inclusive of VAT (£650 + VAT). I also enclose copies of documents confirming my identity giving evidence of my address.

Deposit cheque £ (enclosed) \_\_\_\_\_

### PROSPECTIVE PURCHASER DETAILS

Full Name(s)/Company \_\_\_\_\_

Address \_\_\_\_\_

Post Code \_\_\_\_\_ Telephone Home/Business/Mobile \_\_\_\_\_

Email \_\_\_\_\_

Solicitors \_\_\_\_\_

Post Code \_\_\_\_\_ FAO \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_

Signature of Prospective Purchaser/Person signing on Purchaser's behalf: \_\_\_\_\_

Name in BLOCK CAPITALS \_\_\_\_\_

Full Name & Address of Signatory (if different from details given above) : \_\_\_\_\_

Date: \_\_\_\_\_

If my bid is successful, I FURTHER AUTHORISE the auctioneer to sign the Memorandum of Sale on my behalf, and as such, I recognise that I will then be fully bound purchaser of the property referred to above and must complete the purchase of the property within the time specified in the Special Conditions of Sale.

#### TERMS AND CONDITIONS FOR BIDDING BY PROXY OR BY TELEPHONE

**The Form:** This form must be fully completed and signed/dated by the prospective purchaser and delivered or emailed to our offices no less than 24 hours prior to the day of the auction together with the appropriate payment. **Proxy Bid:** The auctioneer or his staff will compete in bidding up to the maximum of the authorised proxy bid. If successful, the purchaser will be informed as soon as is practicable. **Telephone Bid:** A member of the Auctioneer's staff will attempt to contact the bidder by telephone prior to the lot concerned being offered for sale. If contact is made then the bidder may compete in the bidding through the Auctioneer's staff. The bidder accepts that they are unable to participate in the auction if it is impossible to obtain telephone contact or the line breaks down. **The Deposit:** The form must be accompanied by a deposit payment. **a) For Proxy Bids** 10% of your bid or minimum £2,000 plus the buyers fee as detailed within the legal pack for each individual property. **b) For Telephone Bids** 10% of the maximum guide price or minimum of £2,000 plus the buyers fee as detailed within the legal pack for each individual property. **Buyers Fee:** The buyers fee for each property may differ and are included within the relevant legal packs which are able to be downloaded from our website, [www.lextons.co.uk](http://www.lextons.co.uk). Payment can be made by cheque (business or personal) drawn on a UK bank only made payable to Lextons Auctions Ltd, bank/building society draft or bank transfer. With proxy bids, if the property is purchased at a figure less than the amount of the bid, the payment will be used in full as a deposit. If, with a telephone bid, the purchase price is higher than the guide price, then a balancing amount will be required from the purchaser to make up the deposit to the required figure. If the purchase price is less than the guide price, then the payment will be used in full as a deposit. In the event the bidder is unsuccessful the full amount of the deposit and buyers fee will be returned/refunded. **Proof of Identity:** To adhere with the 5th EU Money Laundering Directive (MLD5)