

SELLERS' GUIDE



- Seller to appoint **CREDO REAL ESTATE (SINGAPORE) PTE LTD** to conduct auction sale of their property by signing the Terms of Appointment letter, and sending back to us together with the cheque for auction fees and a photocopy of the identity card/passport of the Seller(s)
- Seller to give details of the property for auction (ie full address, land/strata area, tenure, tenancy agreement, valuation report, site/floor plan, maintenance charges, etc)
- Seller to appoint their own lawyer to prepare the Conditions of Sale (COS). **CREDO REAL ESTATE (SINGAPORE) PTE LTD** will liaise with Seller's lawyer to obtain the engrossed copy
- Seller to allow **CREDO REAL ESTATE (SINGAPORE) PTE LTD** to inspect and take photos of the property and to conduct viewings and/or openhouses (if necessary)
- If property is vacant, Seller to pass the keys to the marketing executive so as to facilitate viewings. "For Auction" signages (if applicable) will be displayed at the property to create awareness
- If property is tenanted, Seller to inform tenant of intended sale and to allow inspections and viewings
- Seller to refer all enquiries or offers from potential purchasers/agents to **CREDO REAL ESTATE (SINGAPORE) PTE LTD**
- Prior to auction, we will provide the Seller our opinion on the Reserve Price for his review and confirmation
- If property is sold at auction, **CREDO REAL ESTATE (SINGAPORE) PTE LTD** will on behalf of Seller, sign the COS and collect the deposit. The deposit and signed COS will be forwarded to Seller's lawyer for completion
- Seller undertakes to pay **CREDO REAL ESTATE (SINGAPORE) PTE LTD** the agreed commission if the property is sold within our sole agency period either by us / any other agent / person / sellers, be it at the auction, private sale and/or even if instruction was given to withdraw the property from auction sale

Credo Real Estate (Singapore) Pte Ltd for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars do not constitute, nor constitute any part of an offer or a contract. All statements, contained in these particulars, as to this property are made without responsibility on the part of Credo Real Estate (Singapore) Pte Ltd, or vendors or lessors. All descriptions, dimensions, and other particulars are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Credo Real Estate (Singapore) Pte Ltd has any authority to make or give any representation or warranty whatever in relation to this property.