



**TERMS AND CONDITIONS
FOR PROXY, TELEPHONE
AND INTERNET BIDDING**

Terms and Conditions for Proxy, Telephone and Internet Bidding

To participate in bidding, it is essential to complete the online bidding form. For each auction, a new form must be filled out.

Submit the bidding form to Swift Property Auctions (referred to as the Auctioneer) at least 24 hours before the auction begins. Submissions beyond the registration deadline will not be accepted.

Please note that your application cannot be processed if the required identification documents are not provided. The Auctioneers retain the right to decline a bidder's registration form.

Upon registering to bid, you commit to paying a 10% deposit (with a minimum of £3,000) and a buyers fee of £1,200 (inclusive of VAT) within 24 hours of the auction's closure, if you emerge as the successful bidder. These payments are to be made via electronic bank transfer. If your bid is successful, payment details will be shared with you.

Upon registering, you confirm that you have comprehensively reviewed the crucial details regarding the property you intend to bid on. This encompasses the legal pack, Common Auction Conditions, and any Addendum. Adequate legal and professional advice is advised prior to bidding. Relevant information is available on our website, www.swiftpropertyauctions.co.uk

You acknowledge you have read and understood the terms laid out in the Common Auction Conditions. A confirmation email will be sent upon successful registration. If you do not receive this email 24 hours before the auction, you are responsible for contacting Swift Property Auctions to verify your registration status.

Should there be any modifications to the lot you are bidding on, an Addendum will be dispatched to you via email on the auction day. It is your responsibility to meticulously review the Addendum and adjust your bid accordingly.

In the event of a significant alteration to the lot, we will make earnest efforts to personally reach you through telephone and/ or email. If we are unable to contact you to confirm the major change, we retain the prerogative to decline your bid.

In compliance with Anti Money Laundering Regulations, you are obligated to provide two forms of identification. If bidding on behalf of another party, identification is required for both the bidder and the buyer. Corporate bidders must supply company registration documents, company number, and identification for the majority shareholder(s).

Upon registering to bid, you grant permission for the Auctioneer to verify your identity using the provided

information through an electronic database. This verification does not involve a credit check.

For Proxy bids, indicate your maximum bid clearly in both words and figures for each property you wish to bid on. Proxy bids are legally binding and will be executed up to your maximum bid.

In cases where two separate Proxy bidders submit identical bids, precedence will be granted to the earlier-received bid.

Should you decide to retract your Proxy bid prior to the auction, you must ensure that we are promptly informed of your decision. We are not responsible if you fail to communicate your decision before the auction begins.

For Telephone bidding, we assume no responsibility for any connection issues prior to or during the auction. Every telephone bid we make on your behalf is considered binding. Telephone bids are processed on a first come, first served basis. The submission of a Telephone bid request does not obligate the Auctioneers to accept the bid if there are insufficient telephone lines available on the auction day.

Online bidding necessitates a prior pre-registration with the bidding service provider, Essential Information Group (EIG). The Auctioneers and EIG are not accountable for the quality of internet connectivity on the auction day. If you have concerns about your internet connection, consider opting for Proxy or Telephone bidding.

By submitting an Internet bid, you acknowledge that the Auctioneers and EIG cannot be held responsible for bids that are not received, are delayed, or are made in error. Any successful Internet bid is considered binding.

Our Proxy, Telephone, and Internet bidding services are provided at no cost to you. You will only be liable for the contract fee if your bid is successful.

The Auctioneers reserve the right to decline any Proxy, Telephone, or Internet bid. In cases of duplicate bids, the Auctioneers' decision on the accepted bid is final. If your bid is successful, the Auctioneers will sign the Memorandum of Sale on your behalf, and you will be bound by the terms of the Common Auction Conditions and Special Conditions of Sale. You must complete the sale within the timeline provided.

Although the Auctioneers may inform the seller of a remote bid, the bid amount will remain confidential.