

**IMPORTANT NOTICE RELATING TO FEES / COSTS / CHARGES
PAYABLE BY THE BUYER IN ADDITION TO THE PURCHASE PRICE**

ADDITIONAL FEES / COSTS / CHARGES

Upon conclusion of the auction the successful bidder (the buyer) will pay Star Property Auctions a contract documentation fee the details of which are defined within the legal packs of each individual property.

Additional fees / costs / charges MAY be payable by the buyer in addition to the purchase price. These MAY include sellers search costs/disbursements, reimbursement of sellers solicitors & auctioneers costs, outstanding service charge, ground rent payment, rent arrears / apportionment of rent, Value Added Tax (VAT), Stamp Duty, etc. and all prospective purchasers are advised to inspect the Legal Documents including the Sale Contract / Special Conditions of Sale and seek their own independent legal advice as to the full cost of purchasing a specific property.

IT IS ASSUMED ALL BIDDERS HAVE INSPECTED THE LEGAL PACKS AVAILABLE ON OUR WEBSITE AND IN THE AUCTION ROOM PRIOR TO BIDDING AND ARE FULLY AWARE OF ALL TERMS AND CONDITIONS INCLUDING ANY FEES / COSTS / CHARGES FOR WHICH THEY ARE RESPONSIBLE, COMPLETION DATES AND OTHER RELEVANT MATTERS THAT THEY WILL BE OBLIGED TO COMPLY WITH, ONCE THEY HAVE SUCCESSFULLY PURCHASED THE PROPERTY.