

# Marlow & Hart

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Independent estate agents · Guildford & the Surrey Hills

## Our fees & what's included

One simple, no-surprises fee, agreed before we start. No upfront costs, no withdrawal charges, and nothing to pay until your home completes. If we don't sell it, you don't pay us.

### 1.2% + VAT — sole agency, paid on completion

Multi-agency and let-only terms available on request.

### Always included, never an upsell

- ✓ Professional photography and a walkthrough video

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- ✓ An accurate floorplan with room dimensions

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- ✓ Premium listings on Rightmove and Zoopla

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- ✓ Social marketing to local buyers

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- ✓ Accompanied viewings, seven days a week

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- ✓ One named contact from valuation to completion

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- ✓ Honest, evidence-based pricing — no inflated figures to win the instruction

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### How it works

- **Free valuation.** We tell you what your home is genuinely worth and how to present it.
- **Launch.** Photos, video and floorplan done, live within days across the major portals and social.
- **Viewings & offers.** We accompany every viewing and negotiate hard on your behalf.

- **Sale agreed to completion.** Your named agent chases the chain so you don't have to.

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Figures are illustrative for this example profile. All fees confirmed in writing before instruction.