

USE AN AGENT. GO PRIVATE. DO BOTH. YOUR CHOICE! IMPORTANT CONSIDERATIONS BEFORE YOU DO BOTH!

You can list your property with onthehouse.com.au as well as with a real estate agent, provided you have not signed an exclusive agency agreement with your real estate agent. All other agency agreements allow you to sell privately if you wish, without incurring extra fees. If you sell your property privately, and you are under an exclusive agency agreement with your real estate agent, you will be obligated to pay both your real estate agent's commission as well as onthehouse.com.au's fees.

We explain the different agency agreements below for your information. We have not detailed sale by auction or sale by tender as these selling methods are not appropriate for use in conjunction with onthehouse.com.au.

If you are considering using a real estate agent **and** listing your property with onthehouse.com.au, you should read the following carefully.

The different agency agreements comprise general or open listings, sole agency agreements as well as exclusive agency agreements. You should note that in some States sole agency agreements do not exist, and in South Australia a sole agency agreement is equivalent to the exclusive agency agreement described below.

Open Listing

Under an open listing, you may list your property with as many agents as you wish. You may also list your property with onthehouse.com.au while your listing is with any of those agents.

In the event of a sale, commission is only paid to the agent who introduced the successful purchaser.

Open listings do not encompass a time limit and either you or your agent can end the listing at any time.

Sole Agency

With a sole agency agreement, you list your property with only one agent for a set period of time. You may also list your property with onthehouse.com.au. Some States prescribe time limits on the maximum period a sole agency agreement can be valid for with a single agent.

Under this agreement, if your property is sold by another agent who was not acting in conjunction with the agent who is the subject of the sole agency agreement, you may be liable to pay commission to both agents.

If you sell your property privately however (or using onthehouse.com.au), you are not required to pay commission to an agent.

Exclusive Agency

An exclusive agency agreement is similar to a sole agency agreement in that you may be liable to pay commission to both the agent who introduced the buyer, as well as the agent you entered into the exclusive agency agreement with.

Under an exclusive agency agreement, if you sell your property privately (including through use of onthehouse.com.au), the listing agent shall be entitled to receive commission under the terms of the appointment.

For this reason, we do not recommend signing an exclusive agency agreement if you intend to also list your property on our site.