

the online

# NATIONAL RESIDENTIAL



estate agency

## Home Sellers Brochure



Getting you the best price with the  
quickest sale and the fastest completion



## a cash sale in 7 days

If you need to sell your house within 7 days, or need a guaranteed cash sale without the uncertainty of estate agents and viewings we are able to help. We will buy your house no matter what the condition or location for cash in 7 days or within a timescale which suits you, guaranteed.



**Agree price with  
our sale experts**



**Cash offer  
agreed**



**Property valued and  
price is confirmed  
with our local agent**



**Sold in 7 days or  
to your timescale!**

Therefore, to achieve the quickest sale for your property, simply advise us agree the price you require. We will then confirm the value of your property with our local agent network and if we can afford your price, you could have the cash in your bank within 7 days and a completion in a timescale to suit you.

## 28 days modern auction sale

If you require a higher price than our 7 day cash purchase option but still need a quick sale, then we are able to offer vendors two options to achieve up to 100% market value sales through our modern 28 day auction-style service.

Our auction-style sales process generates a bidding war on your property from both 1st time buyers and qualified investors competing for your property. This bidding war process pushes buyers to pay the highest prices allowing you to achieve full market value in just 28 days.

Furthermore, our buyers have to pay deposits and sign contracts to complete in 56 days or a timescale agreed in advance with the vendors.

This ensures sellers get a both a fast sale in 28 days and a fast completion within 56 days. If buyers fail to complete or delay their purchase this deposit is paid to sellers as compensation.

We provide sellers with two 28 day sale options depending on whether they prefer the 100% Market Price service or the Fixed Price Option. For more details on the benefits and services for each service please see comparison table on page 2.

**Our 28 day auction-style service is “No Sale. No Fee”, meaning you have absolutely nothing to lose.**

## 100% market value in 28 days



If you want 100% market value for your property and are happy to pay your own fees then you may prefer our 100% Market Value service.



With this service, you set a reserve price and our job is to achieve it or beat it in just 28 days.

If we achieve a price you are happy with, you pay us our commission fee of 1.8% incl VAT (min £2,400 incl VAT) and you pay your own legal fees.

**We provide a “No Sale. No Fee” service so you have nothing to lose.**

## your fixed option sale

Our Fixed Price Option comes with ZERO FEES. The fixed price service allows sellers to obtain a higher price sale in just 28 days (up to 10% more cash for your property) than our 7 day cash option with absolutely no fees to pay and a fast completion in just 56 days.

The additional benefits of the Fixed Price Option service include those listed below (please also see comparison table on page 2)

- ✓ FREE FEES
- ✓ Immediate cash advances
- ✓ Free listing with a local estate agent to manage all viewings
- ✓ Managed lease extension service
- ✓ Tenanted property sales and management of tenant evictions (if required)



**Agree price with  
our sale experts**



**Fixed price  
offer agreed**



**Property valued by  
our Agent Network**



**Sold in 28 days  
or less!**

We agree a fixed price with you and sell your property to a 3rd party buyer for a higher price within just 28 days. All our buyers are financially qualified through our Accelerated Purchasing Scheme and pay non-refundable deposits so they are financially committed to complete within just 56 days.

The difference in balance is paid to us on completion and from this we will pay all your legal fees and agency fees. Guaranteeing you a great fixed price and a quick sale.

# Key Facts & Comparison Table

7 Day Cash, Fixed Price & 100% Market Price Options - National Residential

## 7 DAY CASH SALE

- Our company will buy your property for cash in just 7 days or a timescale to suit you
- We pay £600+ VAT towards your legal fees and you have no agency fees to pay plus you get the quickest sale possible

## FIXED PRICE OPTION - 28 DAY SALE

- You receive a fixed price on completion with no agency fees to pay and we pay £600+ VAT towards your legal fees if you use our panel solicitor
- We sell your property for a higher price from which we pay you your fixed price and we pay all required fees. We retain the balance
- From this balance, we make our fees and we also pay for many additional benefits including:  
Cash Advances; Local Agents Fees; Legal Fees, Marketing Fees
- Please see Additional Benefits in the Comparison Table below

## 100% MARKET VALUE - 28 DAY SALE


- You set a minimum Reserve Price for us to achieve
- We obtain the best 100% Market Price we can in just 28 days
- If we agree a sale, you pay us our commission fee of 1.8% incl VAT (min £2,400 incl VAT) and you also pay your own legal fees

## KEY FACTS - Common to Fixed Price & 100% Market Value Sales

- We aim to sell your property in just 28 days via our Modern Auction
- Our Modern Auction involves a unique sales combination of Online Bidding with local agent marketing, and attractive 'Offers Over' pricing
- We financially qualify all our buyers to ensure that they:
  - pay non-refundable deposits (they risk losing if they withdraw from the sale)
  - are completely Chain-Free (unless with seller agreement)
  - are able to complete quickly within 56 days \*\*
- \*\* We are unable to guarantee sales will complete in 56 days due to seller circumstances varying. Buyers are required to complete within 28 days of Sellers providing: clear title; a vacant property; and resolving any unforeseen structural, probate and other issues so buyers can complete with a mortgage.
- We provide a No Sale - No Fee service. You are not obliged to accept any offer from us that does not meet your agreed price.  
If we do not achieve your agreed price you may cancel any agreement you have with us at no cost to you after the period of the agreement has expired (or sooner with our agreement)

### LEGAL NOTE:

Our agreements are legally binding and you should seek independent legal advice before signing. Should we sell your property for the price you agreed and you seek to withdraw from the sale, regardless of whether you have agreed to accept an offer from a buyer without collecting a deposit, or should you breach our Sole Selling Rights or any other term of your agreement, you may be liable to pay our fees. Please refer to the Terms and Conditions of your agreement for more details.

	100% MARKET PRICE SALE	CASH PURCHASE	FIXED PRICE OPTION
 Contract Type	28 Day 100% Market Price 3rd Party Sale	7 Day Company Cash Purchase	28 Day Fixed Price 3rd Party Sale
Estate Agency Fees	1.5% + VAT (min £2400 incl VAT)	Zero Fees	Zero Fees
Legal Fees	Pay Own Legal Fees	We pay £600 + VAT	We pay £600 + VAT
Total Timescales to Sell and Complete	28 Days to Sell 56 Days to Complete **	7 Days (or to suit seller)	28 Days to Sell 56 Days to Complete **
<b>Additional Benefits:</b>			
FREE Local Estate Agent Listing	✓*	Not Applicable	✓
FREE EPC	✓*	✓	✓
FREE Buyer Legal Packs	✓*	✓	✓
Contribution to Legal Fees		✓	✓
Cash Advances		✓	✓
Repay Mortgage Arrears (to stop repossessions)		✓	✓
Pay for Lease Extensions (to maximise sale price)		✓	✓
Pay Fees & Manage Tenant Evictions		✓	✓

\*On a case by case basis \*\*Buyers target completing within 56 days but we are unable to guarantee this in all circumstances



“ After an agreed sale made through a local agent fell through, I felt National Residential was my best chance of staying on schedule even though I was extremely sceptical that they could deliver in 4 weeks what my local agent could not do in do in 8 months. I'm so glad I took the chance!! ”

**Campbell Road, London N16 8JZ**

## 56 day completion process

# accelerated purchasing scheme

With both our 100% Market Value and Fixed Price Option services, all buyers must be chain free and are stringently qualified through our 'Accelerated Purchasing Scheme'.

With our scheme, all successful buyers have to pay a Holding Deposit (2% of purchase price or minimum £5000) to reserve a property and sign a contract to complete within 56 days or a timescale agreed in advance with ourselves and the vendor. Should a buyer withdraw from the sale or delay for any unacceptable reason, they risk losing their deposit which may be paid to the seller by way of compensation.

Because of our stringent qualification process, 95% of our agreed sales complete (and this compares to 30% failing through estate agents!)

### our process

### benefits

Buyers pay a holding deposit

Sales agreed only with committed buyers, so 95% of agreed sales complete

Panel Solicitors with strict timescales allocated to buyer and seller

Panel solicitors work to 56 day completion deadlines

In-House Finance Team qualify buyers

Panel Brokers ensure buyers have funds to buy quickly

NR In-House Sales Progression Team

We work closely with vendor, buyer and panel solicitors and brokers to drive completions through fast





On average Estate Agents take 8 months to sell, and 30% of sales fall through.

On average National Residential takes 28 days to sell and 95% of our sales complete.

Here are some more reasons why choosing National Residential over Estate Agents really is the best option if you want a quick sale.

	Estate Agent Sale	National Residential Sale
		
7 day cash sale option	X	✓
100% market value in 28 days option	X	✓
Financially committed buyers who don't pull out	X	✓
In house Sales Progression Team target all sales to complete within 56 days	X	✓

## 28 day sales results

Town	"Offers Over" Price	Price Achieved	# Days to Sell
Halifax	£95,000	£125,000	26
Derby	£49,950	£61,000	23
Wallasey	£69,950	£89,000	21
London	£275,000	£331,000	28

## 7 day sales results

Town	Valuation	Purchase Price	# Days to Buy
Ellesmere Port	£110,000	£88,000	7
Shipston on Stour	£87,000	£65,000	7
Manchester	£105,000	£85,000	5
London	£300,000	£244,000	22

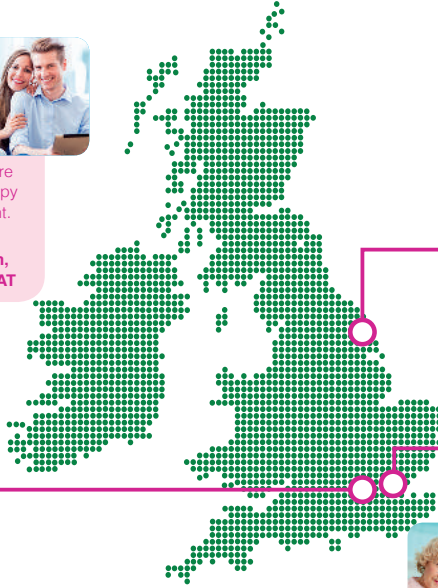


# testimonials



"National Residential were very helpful. I'm very happy with how everything went. Thank you."

**Stuart Avenue, London,  
Greater London NW9 7AT**



"Absolutely wonderful Job all the way through, especially towards the end which was managed great"

**Bridlington,  
East Riding of Yorkshire  
YO15 2EX**



"I am very pleased with all your help. Everyone went above and beyond my expectations. I will definitely recommend National Residential to all my friends."

**Romford, Essex  
RM5 2ET**



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