

Key Facts & Comparison Table

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 nonrefundable deposits they may lose 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 as seller circumstances vary but 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 **
Additional Benefits:			
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