

**Sell MyHome™**  
**.co.uk**

**SALES  
GUIDE**





## **Who are SellMyHome?**

**Founded in 2013, SellMyHome was born out of a desire to give you more choices when it comes to selling your home, and importantly, save you money along the way. We've believed for a long time that the sales process could be improved and streamlined, and that's exactly what we have done. Our service has bought forward a high-end estate agency service for lower than average fees to ensure you are saving the most money when selling your property for the best price.**



## **How is SellMyHome different from high street estate agents?**

**We provide everything you'd expect from your High Street agent. Having our head offices in Central London & Leicester allows us to work closely with our local property experts across the country. In turn, this maximises our cost efficiencies allowing us to pass the savings over to you with very competitive agency fees without compromising on the personal touch and high-tech service we provide all our vendors.**

**This means we can focus on delivering 5\* rated customer service and great value for money through a range of selling options that suit your needs.**



# Why choose SellMyHome?

Having sold millions of pounds worth of houses for thousands of clients, there are many reasons for you to instruct us to sell your home.

## Best rated agent

We are proud to be one best reviewed agents in the country!

## Value for money

Experience a top service with competitive fees

## Achieve best price

Our property experts will help you achieve the best price

## Sell quicker


We sell homes as quick as anyone in the market place

## Dedicated property professionals

You get a dedicated property expert from start to completion

## Always there when you need us

We go the extra mile with offering evening and weekend valuations and viewings



# **What are the costs involved when selling a property?**

The costs involved when selling your property consists of:

## **Energy Performance Certificate**

It is a legal requirement to have an EPC in place when selling your property.

## **Legal fees for the conveyancing process**

These vary depending on the solicitor you choose. Do your research and ask solicitors for a quote before proceeding.

## **Estate agency fees**

Fees are only payable once we sell your property and contracts are exchanged. This is because our packages are no sale, no fee. Be careful as agents that request upfront payments may only market your property for a specific time. Our fees are clearly stated on our website however contact our agents for further information if needed.

## **Removal and storage**

If you are selling the property that you presently live in, there may be removal or storage costs when it comes to vacating.

# Our Packages

## Essential

from

**0.5%**

plus VAT

**No Sale No Fee**

**Online Valuation**

**List on major portals**

**Professional photos**

**2D Floorplan**

**HD virtual tour**

**Dedicated Agent**

**DIY viewings**

**Sales progression**

## Traditional

from

**0.9%**

plus VAT

**No Sale No Fee**

**Physical Valuation**

**List on major portals**

**Professional photos**

**2D Floorplan**

**HD virtual tour**

**Dedicated Agent**

**Unlimited accompanied  
viewings**

**Sales progression**



# The sales process...



## Arrange a property valuation

Before selling your property, you will need to understand its current market value. A property valuation will provide a guide price for putting your property on the market. We offer a free no obligation valuation for all our clients.

## Instructing an estate agent

The best estate agent will be able to provide useful advice throughout the process. They will be skilled in negotiating and will have the resources to market your property to the right audience.

## Marketing your property

There are various ways to find potential buyers for your property, and your estate agent can advise you on the marketing strategy that is most suitable for your property.

## Instructing a solicitor

Instructing a property solicitor at the point you put your property on the market can significantly speed up the process and reduce some of the stress later down the line. A property solicitor, or conveyancer, undertakes the necessary specialised legal work required during the property selling process.

## **Optimising viewings**

Getting your property ready for sale can take some time, so it is best you begin the moment you decide it is time to sell. If you have any outstanding DIY tasks, redecorating or touch ups it is advisable that this are completed beforehand. It is very important that your property is presentable when viewings take place.

## **Negotiating and considering offers**

Once an offer has been received, we will carry out checks on the potential buyer and then inform you both verbally and in writing of the details. Whether or not you accept an offer is your decision, but we will be able to give you guidance on whether we feel there is an opportunity to negotiate.

## **Agreeing the sale, exchanging contracts and completing**

When an offer is accepted and we have conducted the due diligence on your buyer, a memorandum of sale is issued to both parties and their instructed solicitors. This is to set out the details of the transaction and to declare both parties' intent to complete the transaction.

## **Ensuring the sale goes smoothly**

There are several steps you can take to help the sales process move along smoothly and without delay. Here at SellMyHome we have a dedicated team for progressing your sale. We are proud to achieve less than the national average of fall throughs.

# Our Sister Brands



**Let Only**  
from **£500**

plus VAT  
**No Let No Fee**

**Fully Managed**

**6%**

plus VAT  
Min fee **£40 pcm + VAT**  
Set up fee **£250 + VAT**

The logo for Finance MyHome.co.uk features the word "Finance" in white text inside an orange speech bubble shape, followed by "MyHome" in a dark orange font and ".co.uk" in a smaller dark orange font below it.

**Finance MyHome**  
.co.uk

## Free Initial Advice

We do not charge a broker fee until you have a mortgage offer for your dream home!

## Full Market Access

Working within a wide pool of lenders, Finance My Home can search across the market to bring you a selection of mortgage products designed to suit your specific needs.

## Experienced Brokers

With a combined 60 years experience you can rest easy with Finance My Home, knowing your financial needs are in safe hands.

**First Time Buyer, Homemovers, Re-mortgages, Buy to Lets and Portfolios**



Where we advertise

rightmove 

Zoopla

 OnTheMarket

 PrimeLocation



LinkedIn



# Reviews

We are rated 4.8/5 on  Trustpilot  
With over 500+ reviews



"Excellent company to deal with, made every step of the way as easy as possible. Hands on and very friendly account manager Caroline who, through a complex house transaction simplified many things! I fully and highly recommend SellMyHome.

Lisa



"We were delighted with the service we received and would really recommend them."

Paul



"Excellent service from start to finish. We can't recommend them enough"

J. Sirrell





**Monday to Friday,  
9:00am to 6:00pm and 9am to 3pm on Saturdays  
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**Get in touch via email  
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