

# Access 2 Buy



The Property Perspective **Access2Buy** facility is available so that your purchaser can purchase a new home quickly and 'Chain Free' with no additional fees or charges.

With Property Perspective it's as simple as **a2b**, we can make a cash price offer for any suitable properties.

#### MAJOR BENEFITS - No Additional Fees

Your Purchaser becomes a 'Property Sold' buyer

We consider properties that might not meet the usual Part Exchange / Agency Assist scheme criteria

Speed and Flexibility

We provide an offer within 5 working days

Complete on purchase within 28 days

We can facilitate 'top up' offer and incentive.

## COMPETITIVE FEES WITH NO HIDDEN COSTS

Our fees are clear and concise with no hidden charges - offering a very significant saving over our competitors.

The terms of our offers are straight forward and easy for your customer to understand.

Our offers will normally be subject to the following:-

- Subject to contract.
- Subject to satisfactory RICS Homebuyers Report.
- Subject to any further reports which the Homebuyer Report may recommend.
- Subject to the property being immediately removed from/not being placed on the market.
- Inclusion of all floor coverings, fitted kitchen appliances, fixtures and fittings, gas and electric fires and surrounds/ fireplaces, all window dressings and /or blinds, all light fittings, electrical fittings, alarm systems, garden buildings, shrubs and plants.
- Subject to the vendor supplying a current gas and electrical safety certificate.
- Subject to a £500 retention on completion, pending an inspection of the property including all agreed fixtures and fittings and left in satisfactory clean condition (refunded within 14 days of completion/vacation).
- Subject to legal completion taking place within 3 months of acceptance of our offer.
- Subject to the vendor allowing access by appointment for all surveys, further reports, EPC and viewings for resale.
- Subject to a minimum period of 10 working days between exchange of contracts and legal completion.
- Subject to a maximum value of £450,000.
- Subject to good and marketable legal title.

## WORKING WITH YOU FOR YOU

Our specialist new home sales team has many years of experience working with a wide variety of local, regional and national developers, giving us a unique, in-depth understanding of the property market. We understand what developers need to achieve a sale, we provide valuations in just 3 working days. We have strong working relationships with a number of developer panel solicitors and IFA's.

On average we agree a sale within 33 days.

We can also take all the hassle out of your Part Exchange or Agency Assist scheme, handling everything from start to finish and managing your customer expectations every step of the way. We work closely with local agents and list on all the major property portals to achieve the swiftest sale at the best possible price to get your new home sales moving.

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