



**CHECK4HOUSES**  
co.uk



## About Check 4 Houses

Check 4 Houses Ltd is an independent property agency specialising in the sale of residential property. We offer a bespoke and personal service at a very competitive price.

Each home is treated exclusively and marketing is tailored to the individual needs of each client.

With Check 4 Houses Ltd you can be confident that your agent will act in your very best interests at all times and provide an honest, punctual and polite service.

As an internet based company Check 4 Houses has very low overheads and this is why we can offer our clients such huge savings; compared to the cost of a traditional estate agent. From as little as £599 +VAT you can make the right move with Check 4 Houses.

### Our Promise

During the marketing and sale off your property you will have a dedicated correspondent throughout the transaction from instruction to completion. Direct communication with your correspondent is available immediately through a direct line, personal email and mobile number.

For more information on selling your property simply contact Check 4 Houses directly on **01252 819725** or fill in our online contact form.

## How to Sell Your Property

Selling your property can be a very stressful time but the team at Check 4 Houses go out of their way to offer you the best advice and guide you through the whole selling process.

90% of property searches in the UK now take place over the internet (source: rightmove). Sign up to Check 4 Houses today and millions of potential buyers will be able to view your property.

Upon instructing Check 4 Houses Ltd to sell your property we will:

-  Prepare full details of your property
-  Produce full colour brochures, inc. floor plans and unlimited photos
-  Arrange the delivery of a For Sale board (if required)
-  Market your property on all our websites (including Rightmove)
-  Liaise with prospective buyers and arrange suitable times for home visits
-  Offer advice and contact details for local lawyers, solicitors and surveyors
-  Stay in contact until your property is sold

Once an offer is made on your property we will call you within 24 hours and confirm in writing within 48 hours. After you have accepted an offer we continue to monitor the sales process in order to move the sale through from the deal to exchange and then completion.

## Make the Right Move with Check 4 Houses

Check 4 Houses follow five simple steps to sell your property:

### Step One: Save money

Choose a payment option that works for you. Please phone our sales team directly for advice.

### Step Two: Property is Assessed

A local qualified home assessor will contact you to arrange a suitable time to view your property and take photos, measurements and produce a floor plan. Check 4 Houses is one of the only online estate agents that offer unlimited digital photographs. We use a top of the range SLR camera and ultra wide lens in order to make your property stand out. All measurements are taken with a professional laser guided measuring tool to ensure the most accurate readings following legal requirements.

### Step Three: Property Advertised Online

We start to market your house online through the top property sites, including; Rightmove, Homes&Property, PrimeLocation.com, Mail Online and The Independent. Using Check 4 Houses will open the doors to the millions of potential buyers looking for property online.

### Step Four: Property Viewings

Check 4 Houses will coordinate with all potential buyers to arrange suitable times for them to visit your property. We allow the seller to take control of the actual viewing as we believe you can show your house off in its best

light. For example, you can highlight what attracted you to the property, its best features and information on local amenities. We still oversee all other aspects of the sale from start to finish.

### Step Five: Sale Secured

At the point of receiving an offer we will contact you within 24 hours and then confirm in writing within 48 hours. Our job is to advise you on the 'quality' of each offer to ensure a stress free, successful completion. Check 4 Houses job isn't over until the sale is complete; we will recommend lawyers and surveyors and liaise with the solicitors and mortgage brokers. Like any good estate agent should be we are extremely easy to contact 7 days a week and more than happy to help with any queries along the way.

Check 4 Houses offer such good value for money because, as an internet based company, the administration costs are minimal compared to your traditional high street chain. We strive to offer the best possible service at a very low cost. So, make the right move with Check 4 Houses.

For more information on selling your property simply contact Check 4 Houses directly on **01252 819725** or fill in our online contact form.

# Check 4 Houses Packages and Prices

## Our Packages

	Standard	Premium	0.5% + VAT No Sale No Fee
Upfront payment and completion charges	<b>£599 +VAT</b>	<b>£779 +VAT</b>	Low 0.5% + VAT selling fee (plus £99 Admin Fee)
'No Sale No fee' - Nothing up front	-	-	✓
100% money back guarantee if we don't sell your house within 6 months*	-	✓	-
Unlimited photos	✓	✓	✓
Full floor plans	✓	✓	✓
House advertised on all the top property portals, including Rightmove, Zoopla and Prime Location	✓	✓	✓
Dedicated contact through the whole selling process	✓	✓	✓
Accompanied viewings	-	-	✓
For Sale Board	<b>£35 +VAT</b>	<b>£35 +VAT</b>	✓

\*Sellers must sign an agreement not to use any other estate agent, within those 6 months, in order to receive a full refund.

## Optional Extras

### Energy Performance Certificate - £85

It is compulsory that all properties have an Energy Performance Certificate within 7 days of going on the market. For just £85 +VAT Check 4 Houses will arrange a Domestic Energy Assessor to provide your EPC at a suitable time for you.

### For Sale Board - £35

For just £35 +VAT we will arrange for a For Sale board to be delivered to your house in order to increase the local marketing of your property.

## PRICE MATCH GUARANTEE



We won't be beaten on price versus our competitors.

Call us today on  
**01252 819725**

# Why Check 4 Houses

-  Unbeatable selling fee options
-  Floor plans
-  For Sale Board
-  A personal service from start to finish
-  Full sales progression and regular feedback
-  Advertise to millions of potential buyers online including Rightmove and Zoopla
-  Easy to contact 7 days a week
-  Members of the Property Ombudsman
-  Unlimited photographs using a top of the range SLR camera
-  The best advice and tips for selling property online
-  Flexible selling agreement

Check 4 Houses is an independent, national property agency specialising in the sale of residential property. We offer a bespoke and personal service from start to finish. Each home is treated individually and marketing is tailored to the exact needs of each client.

With Check 4 Houses you can be confident that your agent will act in your very best interests at all times and provide you with an honest, punctual and polite service.

Check 4 Houses fees are very competitive and we will never compromise on the service that you receive. As an online company we can offer our clients the best savings as seen in our bespoke payment options.

For as little as £599 +VAT (or 0.5% No Sale No Fee) we can sell your house for you, the average price on the high street is £3,000! Check 4 Houses oversee all elements of the sale of your property; see How We Work for more information.

During the marketing and sale of your property you will only have to deal with one person from start to finish. Check 4 Houses can recommend lawyers and surveyors and will take care of all third party correspondence from arranging viewings to liaising with the solicitors and mortgage brokers.

To sell your property with Check 4 Houses please contact us directly on 01252 819725 or visit our website and submit the contact form:

**[www.check4houses.co.uk/advertise](http://www.check4houses.co.uk/advertise)**

*"Check 4 Houses made one of the most stressful things you can ever do bearable! This is the third property we've sold and the easiest by far. We don't think any house sale goes by without any hiccups but we were constantly updated on all factors of the sale from the number of viewings our property had received online to the house visits and all communication with the solicitors"*

90% of buyers use the internet when searching for property in the UK so make the right move with Check 4 Houses.

We guarantee to advertise your property on the UK's leading property websites. Your house will be seen by over 4 million potential buyers every month.

**rightmove** 

  
PrimeLocation.com

**Zoopla.co.uk**

**Homes & Property**

**Mail**Online

**facebook**

**THE INDEPENDENT**

## About Stamp Duty

Stamp Duty Land Tax was introduced in December 2003 and replaces the old stamp duty on purchases of flats, houses and other land and buildings.

It is a percentage paid on the purchase of a home or non-residential property, graded into bands.

Purchase Value	Stamp Duty Amount
£0 - £125,000	0% Stamp Duty
£125,001 - £250,000	1% Stamp Duty
£250,001 - £500,000	3% Stamp Duty
£500,001 - £1m	4% Stamp Duty
£1m - £2m	5% Stamp Duty
£2m +	7% Stamp Duty

## How Stamp Duty Works

It is paid on the whole value of a property, so if you buy a property costing £251,000 you would pay £7,530 not just the amount over the threshold as you would do with income tax.

This jump means if your property costs £250,000 you will pay £2,500, if it costs £250,001 you will pay £7,500.03.

## For Sale Board

Like most agents we recommend placing one of our distinctive signs outside your home to assist in the marketing of your property.

Option 1: The For Sale Board is included

Option 2 & 3: We charge £35 +VAT payable upfront



All our property For Sale Boards now have your specific individual property 'QR' code attached to each board, allowing potential buyers with a 'smart phone' to obtain your property details instantly.

## Unlimited Photographs



Using our top of the range SLR camera and ultra wide lens we work hard on producing unlimited photographs to increase the presentation levels of your property. We like to help buyers get a feeling of the internal layout and condition of your home.

## Recognised Body

### The Property Ombudsman

All estate agents are required to register with an Estate Agents Redress Scheme that has been approved by the Office of Fair Trading (OFT) and which investigates complaints against estate agents. The Property Ombudsman (TPO) is one of the schemes approved by the OFT.

Many estate agents have in addition voluntarily agreed to follow the TPO Code of Practice for Residential Estate Agents, approved by the OFT under its Consumer Codes Approval Scheme. Estate agents signing up to this code of Practice are required to provide additional consumer protection that goes beyond that required by law.

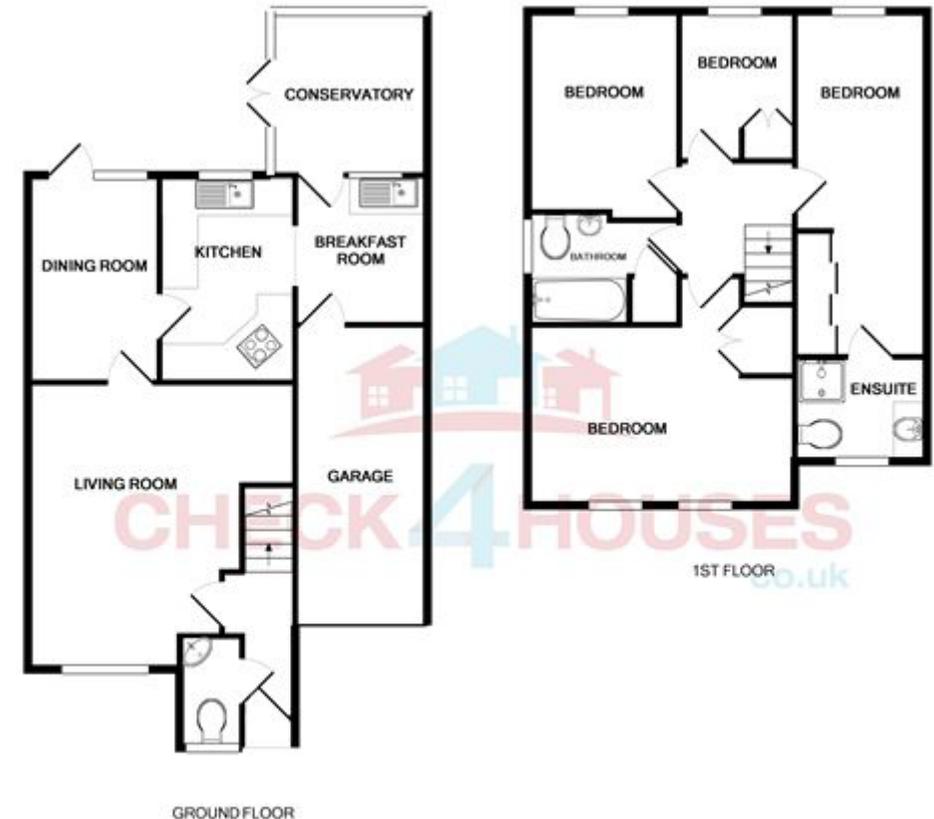
They can be recognised by the joint TPO/OFT approved code logos which they display. Registered agents, who do not voluntarily accept the Code of Practice obligations of the TPO Scheme, are not entitled to show the OFT approved code logo.

Check 4 Houses Ltd – adheres to all of the above.



## Floorplans

All our properties advertised include a floorplan (free of charge). We strongly believe a floorplan is a very good sales aid and research shows potential buyers are more likely to view property details if they include a floorplan.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metopix ©2011

## Fixed Price Solicitor Fees

Check 4 Houses have exclusively negotiated the below Solicitor Conveyancing fees for all our clients.

Should you wish to take advantage of these fees, please let us know and we will arrange for them to contact yourselves.

Sale/Purchase Price	Client Pays
Up to £250,000.00	£500.00
£250,000.01 - £350,000.00	£550.00
£350,000.01 - £500,000.00	£600.00
£500,000.01 - £750,000.00	£650.00

If Leasehold, New Build or Unregistered there is a standard uplift fee of £125 +VAT

All prices are subject to VAT at 20%

These fees are provided on a 'no move – no fee' basis.

Standard disbursements will apply and are available on request.

*"We just wanted to say thank you for all the effort you put into selling our house, the service provided by yourself was excellent throughout and we could not have asked for more..."*

## Frequently Asked Questions

### **Why are Check 4 Houses so much cheaper than high street agents?**

We provide the same service as offered by expensive high street based organisations. As an online company we have lower overheads and therefore offer an efficient service without the need to charge high prices.

### **What is the difference between the Check 4 Houses service and my local estate agent?**

Check 4 Houses offers the same service as your local estate agent, on the whole. They both conform to the Code of Practice of the Property Ombudsman. However, Check 4 Houses offers greater flexibility to its customers and with far less fixed overheads and far more competitive rates. 90% of all potential buyers can be reached through the internet and local advertising. Why pay for expensive high street premises?

### **Does having no shop mean you miss out on potential buyers?**

No because almost all serious buyers will look on the internet, most will visit 'Rightmove'. 75% of house buyers now look at the internet when searching for property. Rightmove has six times the traffic of its nearest competitor. All our properties are listed on Rightmove..

### **Where will my property be advertised?**

If you choose to advertise your property through Check 4 Houses you will find your house listed on the UK's leading property websites. These include; Rightmove, Zoopla, Prime Location, Homes & Property, Mail Online and The Independent.

### **How do I sell my property on Rightmove?**

In order to advertise a house on Rightmove you must be a registered estate agent covered by the Estate Agency Act 1979 and the Property Misdescriptions Act 1991. Check 4 Houses list all of their properties on Rightmove.

### **What about buyers who do not have access to the internet?**

Potential buyers can call us on our local telephone number. Like all reputable agents we post full colour details of your property and follow up all enquires.

### **Do I get tied into long term contracts?**

No, at Check 4 Houses we believe you should not be tied into long term contracts and if you are not happy with the service your agent provides you should be free to change. We have confidence in our services and we work hard to keep your custom.

### **Do I get a 'For Sale' board outside my house?**

Yes like most agents we recommend placing one of our distinctive signs outside your home to assist in the marketing of your property.

### **What about Government Home Information Packs?**

Following changes in 2010 Government Home Information Packs are no longer required. However an Energy Performance Certificate (EPC) is still an EU regulation requirement and therefore is required to sell your property. Unlike HIPS, EPC's are valid for 10 years. Therefore your property may already have a valid EPC, please check.

### **Can you arrange our Energy Performance Certificate (EPC)?**

We can arrange your Energy Performance Certificate (EPC) at market leading rates. An EPC costs £85.00 +VAT and is valid for 10 years.

### **Do you offer mortgage services?**

We can recommend professional advisors who can advise on mortgages and other financial matters, just ask for more information.

### **Can you give advice on any legal implications?**

Check 4 Houses recommend lawyers and surveyors and liaise with the solicitors and mortgage brokers for you.

### **Is there any small print?**

There is no nasty small print; our agreements are all in plain English please just ask for a copy.

### **What happens when I want to proceed?**

We aim to contact you within 24 hours of submitting your details and then we arrange a suitable time for the property viewing and assessment. Once your EPC is ready your property will be uploaded to all the property portals for continuous advertising. Simple.

# Hints & Tips on Selling

-  Tidy the front garden if you have one.
-  Clean the windows and door at the front of the house.
-  If the paint is chipped on the door consider repainting.
-  If you have a car on your drive ensure it is clean!
-  Clear any rubbish or untidy bins from the front.
-  If you have gates see they are in good repair.
-  Try and leave internal doors open, it creates a feeling of space.
-  Point out the features that attracted you to the property.
-  Find your recent council tax, water rates, electricity and gas bills and have them to hand. Buyers may often ask about this.
-  If you have had any new appliances such as boilers, central heating put in recently, have receipts or any guarantees to hand.
-  Remove clutter from all rooms in the house.
-  Clean all windows to allow as much light in as possible.
-  In the summer open the windows and allow fresh air to circulate
-  In winter ensure the heating is on and the house feels warm.
-  Turn on lights to make the rooms brighter.
-  Thoroughly clean the house, especially the kitchen and bathroom, and vacuum all carpets.
-  Tidy up kitchen utensils and pans and store these in cupboards where possible. Viewers like to see a clean washing up area and sparkling sinks.
-  Make sure the bedrooms are tidy and that beds are made and look fresh, with clothes put away in wardrobes etc.
-  Children's toys should be tidied up where possible, you don't want your viewers to trip over them.
-  Try to omit odours e.g. pets, smoking, cooking oil.
-  Smoking can significantly reduce the price you get for your house. Try and smoke outside if possible, empty all ashtrays and preferably remove them for viewings and try to eliminate odours.
-  The smell of freshly brewed coffee, bread, or lemon can all be helpful.
-  Fresh flowers can also create a nice aroma and brighten a room. The right smell on entering a property is essential.
-  Pets can also significantly reduce the price you get for your house, consider carefully where they are free to roam in the house and try to clean up after them as far as possible. Remember your buyer might not love your pets as much as you!
-  Remove any rubbish, bricks, timber and other unwanted items from the garden, take them to the tip.
-  Ensure boundary fencing is tidy and in good repair where possible.
-  In the summer hanging baskets and potted bedding plants always add colour and charm to your garden, and you can take them with you when you go.
-  Many garages are cluttered, remove unwanted items and make it accessible.

# Contact Details

## Address

### Check 4 Houses Ltd

23 Broom Acres  
Fleet  
Hampshire  
GU52 7UX

**Tel/Fax:** (01252) 819725

**Mobile:** 07747 696254

**Email:** [info@check4houses.co.uk](mailto:info@check4houses.co.uk)

**Website:** [www.check4houses.co.uk](http://www.check4houses.co.uk)

**Company Registration No:** 7227585

**VAT No:** 08450390129

## Card Payments

Please pay us through PayPal :

Email address: [pemmings@check4houses.co.uk](mailto:pemmings@check4houses.co.uk)

## Bank A/C Details

Santander, PO Box 10102,  
21 Prescot Street, London, E1 8TN

Account No: 75329415

Sort Code: 09-01-27

Please Make Cheques Payable to: Check 4 Houses Ltd



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