



Come on in...

Welcome to
wonderful homes.

chosen

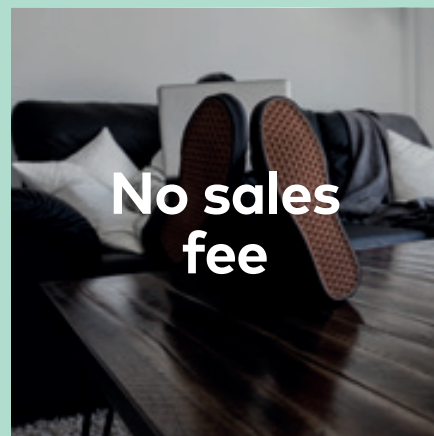
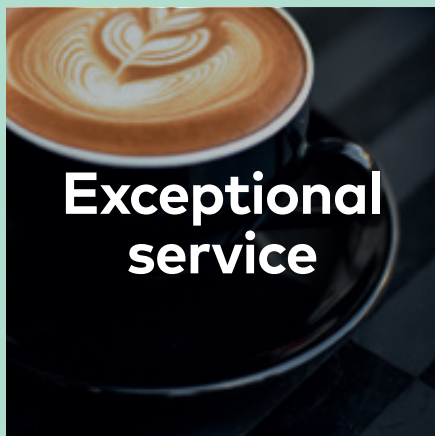
It pays to choose Chosen.

We believe in rewarding people with wonderful homes. When we know a house will practically sell itself, we will sell it for free.

We couldn't understand why people with desirable houses should have to pay to sell them, so we flipped the model on its head – the people who want to buy them, pay our very competitive fee.

If you're moving from a desirable house, or looking for your dream home, make sure it's Chosen.

Oh, and did we mention, we sell beautiful homes for free?

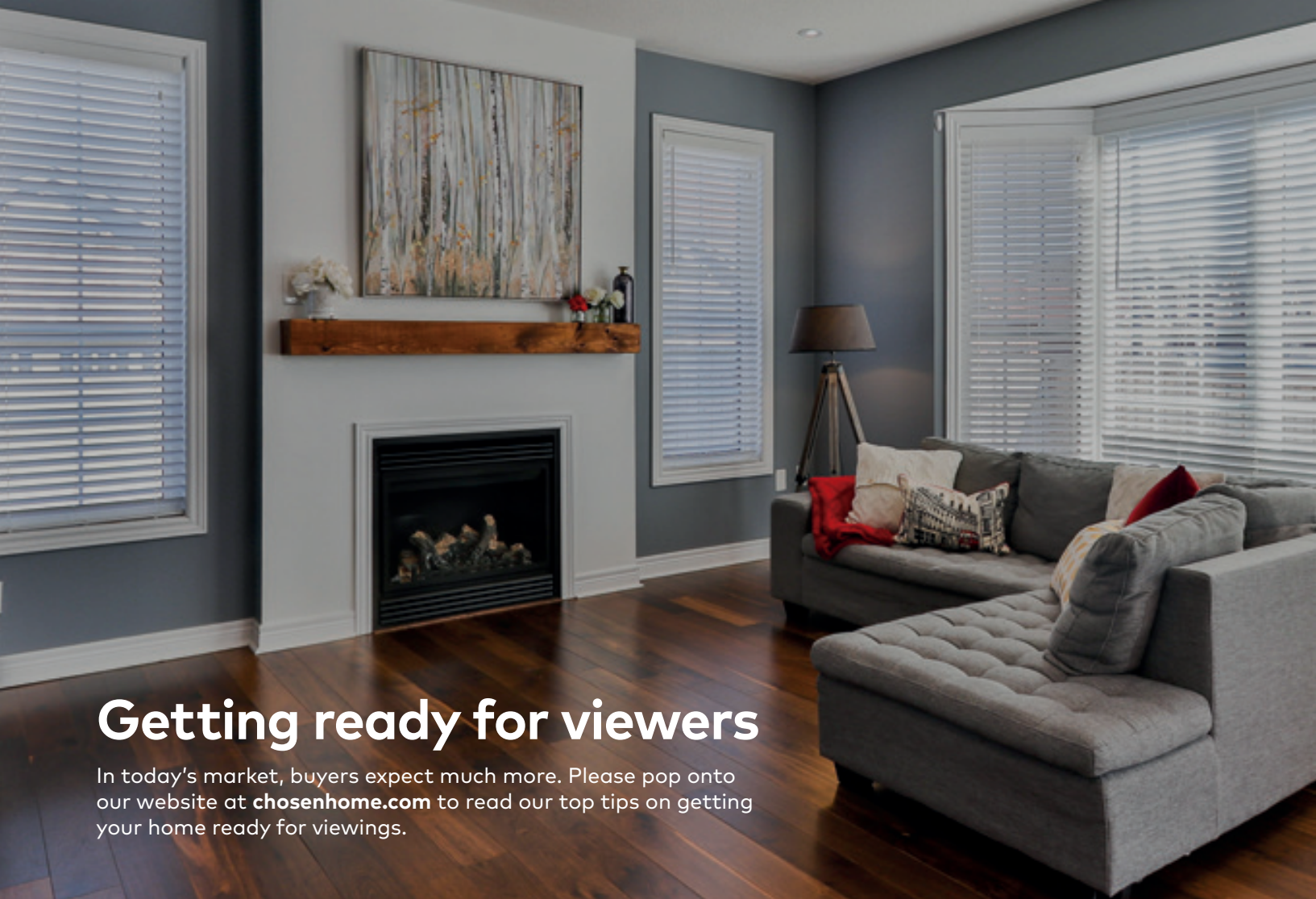




Why choose Chosen?

- We get that desirable homes could practically sell themselves, so why would we charge a penny to sell them?
- Chosen has flipped the estate agency model on its head – the purchaser pays our modest fee and there's **no cost to the seller.**
- Chosen's friendly team of expert agents have specialist local property market knowledge.
- We really take the time to get to know you and achieve the best sale price on the seller's behalf, whilst the buyer pays our very competitive fee.
- All Chosen homes benefit from exceptional photography and 3D immersive walk-throughs.
- Our Social Media Team markets every Chosen property to a highly targeted demographic to find genuine and committed purchasers.
- To get Chosen homes noticed we have invested in promoting each property on all the major property portals, including Zoopla, Rightmove, PrimeLocation and OnTheMarket.
- Once your sale is agreed, we will help to progress it through to completion as quickly and smoothly as possible, keeping you informed and updated all the way.
- Your dedicated and experienced Chosen agent will guide you through the process jargon free.

It pays to choose Chosen.



Getting ready for viewers

In today's market, buyers expect much more. Please pop onto our website at [chosenhome.com](https://www.chosenhome.com) to read our top tips on getting your home ready for viewings.

The final polish

Making sure your property looks perfect can certainly add significant value to the final sale price. In the event that some elements of your interior or gardens could do with a one day, or even 60-minute makeover, then we have a team of experts who can help to get everything gleaming. Your agent can discuss this when they meet you at your house.



The legal bit



- If you don't already have a solicitor don't worry, we can recommend a local, plain-talking and reputable one to act for you.
- A Memorandum of Sale will be sent to your solicitor.
- As soon as your solicitor sends you the 'Client Care Pack' (the initial paperwork relating to your sale), fill it in and send it back ASAP – this will save valuable time.
- If applicable, make sure you pay any fees needed by your solicitor to get the ball rolling.
- Provide your solicitor with ID so that they can carry out the necessary ID checks.
- Complete the Property Information Questionnaire and Fixtures & Fittings form sent to you by your solicitor and send it back.
- As soon as your solicitor has your completed paperwork, a draft contract will be sent to your buyer's solicitor.
- If your property is leasehold, your solicitor will request a management & leasehold pack. There will usually be a small fee for this charged by the management company.
- Once your solicitor has received this, they will forward on all the necessary documentation to your buyer's solicitors.

Once you've agreed an offer

- Expect enquiries raised by the buyer's solicitors. These are questions relating to the property information form, fixtures & fittings form or as a result of the searches or survey.
- Sometimes, the buyer's solicitors may raise further enquiries once sent. If they do, it's important that you get these answered as soon as possible.
- Sign your contracts – your solicitor will either send these to you to sign and return or ask you to visit their office to sign them.
- Exchange contracts – nobody in the chain can exchange until a date for completion is agreed. It is important to make sure that you leave this to your solicitor and not to agree any dates directly with your buyer as this can cause confusion and delays.
- Once contracts are exchanged, the completion date is fixed and you and your buyer are both legally bound.
- Completion Day – on the day of completion, your solicitor will inform you once they have received monies from your buyer and the transaction has been completed.
- At the point of completion, the property ownership has now transferred and you must make arrangements to hand over the keys. You can either do this directly with your buyers or we can make arrangements for you.

Documents to consider

- You will need an Energy Performance Certificate (EPC). We will check to see if your property already has an up-to-date EPC and if not, we are happy to organise this for you at a small cost.
- It is worth getting a gas safety certificate organised as this is something your buyers solicitor's will usually ask for, so sorting this now will save time. If you need help organising this just let us know.
- It is also worth getting an Electrical Installation Condition Report (EICR) or a NAPIT or NICEIC certificate/report from a registered electrician. Again, if you need help organising this just let us know.
- If you have had your windows replaced recently, can you locate your FENSA or CERTAS certificates?
- Look out your title deeds – your solicitor will need these when a sale is agreed.
- Can you lay your hands on copies of planning permission for any major work carried out?
- Copies of building regulation completion certificates and builder's guarantee certificates for alterations or additions, would also be useful.
- If you are selling a listed building, you might have copies of listed building consent for any interior and exterior works.
- Your Chosen agent is here to help so please don't hesitate to call them.





08000 886 996
team@chosenhome.com
[chosenhome.com](https://www.chosenhome.com)

Chosen Home Limited
Registered Office: First Floor, Charles House,
148 – 149 Great Charles Street Queensway,
Birmingham B3 3HT

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