



bridge.co.uk

sales lets land

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Vendor Guide

Step 1 - Accurate Valuation & Property Marketing

Bridge valuations are backed by years of experience and knowledge of the area. Making the sale of your property as quick as possible at the best price.

First impressions count, which is why, here at Bridge, we employ professional photographers to ensure the presentation of your property meets its full potential. Bridge is always here for any help and to advise you wherever necessary regarding the optimum way to present your property.

Step 2 - Instructing a solicitor

An experienced solicitor is crucial for the successful sale of your home. Bridge are able to supply you with some recommendations of solicitors who have worked alongside us previously, and who we know will offer you the best service.

Step 3 - Viewings

Bridge aim to be advised by you and flexible around your lives. Here at Bridge we are very willing to make sure we maximise viewing opportunities for your property, so can carry out viewings at weekends and after work hours.

We accompany viewings which means we are always there to help market your property throughout, making sure we point out all its best features.

Step 4 - Receiving an offer

As soon as an offer is placed, after checking the buyer's ability to proceed, Bridge will notify you both verbally and in writing.

Step 5 - Offer Agreed

Once you accept an appropriate offer Bridge will do the following for you:

- Ask you to confirm your chosen solicitor's details
- Prepare a memorandum of sale
- Write to all parties to confirm the agreed price.

Bridge will need to request access to your property if the buyer is having a mortgage valuation or a survey – it is very likely a buyer would require these.

As the sale progresses, it is possible to arrange dates for the exchange of contracts and proposed date for completion. There are no legal obligations until contracts are signed.

Step 6 - Exchange of contracts

Bridge will need to make sure that the following have been agreed before exchange can go ahead:

- Preliminary enquiries following receipt of draft contract
- Evidence of a clear title
- Fixtures and fittings that are to be included in the sale are agreed
- The buyer's mortgage offer is in place with their solicitor
- Local search queries answered
- Specific issues highlighted in the lease are dealt with, if applicable.

Step - 7 Completion!

Your solicitor will call you when the money has cleared in your account and will inform Bridge as to when to release the keys. Congratulations, your property is now sold!