

The logo for Sands Home Search is a dark green square with the word "SANDS" in large, bold, yellow capital letters at the top. Below it, the words "HOME" and "SEARCH" are stacked in smaller, white, bold, capital letters.

SANDS HOME SEARCH

WHY A BUYING AGENT

You may be surprised that retaining a Buying Agent to help you find a property is a luxury you can afford and offers you multiple benefits.

Whilst you are perfectly capable of looking at property yourselves, we can access properties you may not otherwise have seen or even get to hear about.

Our inside knowledge, expertise and efficiencies will also save you time and money.

WHAT MAKES US DIFFERENT

We have acted for clients with very different budgets and requirements over the years. The *client case study* (to follow if not sent already) best demonstrates the success we have had for many very satisfied clients in the past.

Our reputation and independence in the market, acting exclusively for buyers, is central to the integrity and quality of our service.

With our network of contacts and industry reputation, we expect to receive *inside track* information about property, helping to put our clients in a privileged position.

THE BEST PROPERTIES

Typically our clients tell us they decided to retain our services for a number of reasons including....

1. Not having enough time to ensure they hear about new properties as soon as they come to the market
2. We can access prime properties when they are not available on the open market (i.e. not available to unrepresented buyers for reasons of confidentiality/discretion, where sellers expect a prospective buyer to be vetted as being genuine and properly funded)
3. We can access prime property before it comes to the open market, very often before a brochure has been printed (i.e. early releases of property about to come onto the market).
4. Where possible, we can target property by mail shots and direct marketing to stimulate owners to think about selling (i.e. property not currently available on the open or discreet market).

Sands Home Search – Property Buying Advisers

Telephone: 01425 462549 (if calling from outside the UK +44 1425 462549)

Email: inbox@sandshomesearch.com **Web:** www.sandshomesearch.com **Fax:** 01234 818746

The logo for SANDS HOME SEARCH is centered at the top of the page. It consists of a dark green square background. The word "SANDS" is written in a bold, yellow, sans-serif font at the top. Below it, the words "HOME" and "SEARCH" are written in a white, sans-serif font, stacked vertically.

SANDS HOME SEARCH

A significant proportion of the turnover of the Elite agents will come from the discreet sale of property that never reached the open market. Typically this is where the sellers only want to deal with genuine buyers who can offer a confidential stress free exchange and completion. The best properties are often sold in this way. We like to think we make the difference to you finding the perfect property. This is our business.

THE BEST PRICES

We continuously monitor the sale of prime properties and have access to databases from which we are able to draw comparable prices. When it comes to negotiation on price, we do so from a well-informed position, using our considerable skills and experience, inside knowledge and reputation to achieve the best price for our clients. We have made substantial savings in negotiations over the years and have proved we can well negotiate and represent the best interests of our clients .

PEACE OF MIND

Our service is designed to take the stress and strain out of the whole buying process. We are your eyes and ears, ready to act just as soon as the right opportunity comes along. Sellers often prefer dealing with clients of Buying Agents because they know they are pre-qualified and properly funded, giving our clients a distinct advantage amongst other competition.

LOCAL KNOWLEDGE

We keep ourselves informed about property currently available throughout the country as well as recent property transactions . We have many interlinked websites which provides us with unrivalled internet presence and serving as a portal for storing relevant and readily accessible information. We maintain samples of property on the market for sale together with details of prime properties sold in the area, as well as other useful information to

Sands Home Search – Property Buying Advisers

Telephone: 01425 462549 (if calling from outside the UK +44 1425 462549)

Email: inbox@sandshomesearch.com **Web:** www.sandshomesearch.com **Fax:** 01234 818746

The logo for SANDS HOME SEARCH is centered at the top of the page. It consists of a dark green square background. The word "SANDS" is written in a bold, yellow, sans-serif font at the top. Below it, the words "HOME" and "SEARCH" are written in a smaller, white, sans-serif font, stacked vertically.

SANDS
HOME
SEARCH

us/potential buyers including transport links, major towns, best schools, leisure facilities etc

By maintaining this information on our websites, we keep ourselves updated with property trends/prices in the most desirable locations.

THE SERVICE IN ACTION

Once we are retained as your agent we will circulate your detailed search specification to all the property professionals we believe are likely to selling/holding details of property you are looking to buy. We work harder than most and search with tenacity and determination to find the perfect property.

We believe the service should be a simple process and that you totally understand the service and are kept up to date with progress.

In outline.....

Search: We will provide property information in pdf format. These will be all property that is either openly or discreetly available within the search area. We can support this where possible by stimulating possible sellers with mail shots or direct advertising online through our websites and with e.g. Countrylife. This is always anonymous and everything is totally confidential.

Selection: We would expect to accompany you on the viewing of every property that match your search specification to ensure we have first-hand feedback and where necessary for expediency we would preview property on your behalf and report back with our findings which will save you time and money on wasted visits.

Negotiation: We help you draw up a short list of those properties you would like to enter into negotiation to purchase. We prepare and present your offer in a professional manner and conduct all negotiations on price and other terms on your behalf.

Acquisition: Once your offer is accepted we liaise with all other professionals on your behalf through to exchange of contracts and final completion

Sands Home Search – Property Buying Advisers

Telephone: 01425 462549 (if calling from outside the UK +44 1425 462549)

Email: inbox@sandshomesearch.com **Web:** www.sandshomesearch.com **Fax:** 01234 818746



SANDS
HOME
SEARCH

OUR BUSINESS

Sands Home Search was founded 12 years ago. We are a niche business with a small number of Buying Directors and Researchers working 24/7 on your behalf. We understand the importance of customer service. We only take on a limited number of assignments at one time to ensure the quality of our professional service.

OUR FEES

We work on the basis of a small retainer and a success fee BUT you do not pay this fee until you have signed a contract to buy a property.

Our remuneration is solely based on our own performance. We have every incentive to find you a property as quickly as possible and to negotiate the best possible price.

Finding the perfect property, negotiating a price and ensuring the transaction proceeds smoothly and hassle free, requires considerable skill.

In many respects it is not until we help you find the property you are seeking to buy that you will see the full benefits our service can provide.

The NEXT STEP

We propose a meeting with no obligation.

We need to fully understand your search requirements. You need to have confidence in us, through our knowledge and expertise, we can deliver the best sample of available properties at the best prices and represent your best interests.

We look forward to the opportunity to meet with you and discuss how you can invest in our service.

Sands Home Search – Property Buying Advisers

Telephone: 01425 462549 (if calling from outside the UK +44 1425 462549)

Email: inbox@sandshomesearch.com **Web:** www.sandshomesearch.com **Fax:** 01234 818746