

## FAQ'S

How do I start marketing my property with you?

Simple, just email our office by completing the enquiry form found via the sellers or landlords page and one of our team will arrange for your marketing consultation visit. Valuations & How do I know how much my property is worth? We can discuss this upon your consultation, however your home is ultimately worth what somebody is willing to pay for it, so do your research. Today it is very easy as a homeowner to gauge an idea of what your home is worth. Keep an eye on property sections of the local papers, get some local Estate Agents out to value your home (at least three to get a good cross-section of ideas) and use the property value websites as listed below which are free to use.

nethouseprice.com

ourproperty.co.uk

thisishouseprices.co.uk These websites use information gained directly from Land Registry so is very accurate and can be used by you as a wonderful guide to help value your home.

If you need to adjust the price at any time, you can do this by emailing us. HIPS (Home Information Packs) & Do I need one? New government legislation now makes it law that all properties offered for sale in England and Wales require a Home Information Pack. Please see our Hip page for more information and costs. Where will my property be advertised? Your property will be advertised extensively on the internet via our carefully selected online partners, including the fastest growing national property websites which include propertyfinder.com, thinkproperty.com, globrix.com, zoopla.co.uk, Sky, Virgin Media, MSN, UpMyStreet, hotproperty, tiscali, home.co.uk, uk propertyshop, Yahoo! UK & Ireland and limeliving.co.uk. Press Advertising & Can we advertise in the press? Yes - local paper adverts can be placed in the local press property guide if required at an extra cost but recent statistics show that the internet has become the main tool in providing viewing leads and around 85% of the UK now use the internet when searching for property. MARKET AND SELL TO THE MAJORITY NOT THE MINORITY. What if I am already on the market with an agent? That is not a problem & but check your agreement if you wish to market with us alongside your current agent as should you sell via lime living you maybe liable to two fees. Personal details All personal information is stored confidentially on our database and will not be released to other parties Who is Limeliving? Limeliving is backed up by over 14 years of Residential Estate Agency experience in both leading national and independent agencies. We have handled properties of all types and values from traditional terraces to stately homes. Our aim is to offer a competitive selling package which incorporates modern technology and helps you save money. Why should I use Limeliving? To save money and get your property sold. To help you save even more money we offer exclusive discounts on other property sales related services such as conveyancing and Hips. You are not tied to us at any point and you have the freedom that most traditional estate agents will not grant you. How Do We Keep Our Fees So Low? Easy & by using the most modern available forms of marketing. Our previous experience tells us that very few customers actually visit estate agents offices these days and majority of enquiries come over the telephone, internet, or 'for sale' signs. Through the power of modern marketing material now available, the High Street branch is unnecessary, yet it is the cost of running these branches with large overheads, expensive company cars and commitment to expensive press advertising etc. The savings we are able to make is passed to you, the customer. Why is part of our fee paid upfront? The initial fee is for the marketing, design and administration of your property. In order to keep our fees so low, it is essential for the marketing costs to be covered. If you were to advertise your property privately, two or three adverts in the local press would soon mount up to a few hundred pounds. However for just two low cost payments you get a complete personal estate agency service through to handing the keys over on completion. When is the second payment payable?

This is payable by your solicitor to us once you have exchanged contracts on your sale. This payment only applies upon the successful sale of your property. Should you not move for any reason and wish to withdraw you will owe us nothing.

Once I've paid your initial fee, do you still have an incentive to sell my property?

Your initial fee in most cases will just cover our marketing, design and administration costs, so it is vital that we complete the job in order that we earn our selling fee on completion. There are many other reasons why limeliving will always work hard for you. Unlike other upfront agents our main incentive is to sell your property and not just take an upfront fee regardless whether or not your property will sell. More importantly, we undertake to market every customers property 'continuously until it is sold'. We therefore have a strong interest in making sure it sells sooner rather than later, as the longer we have to advertise it for, the less money we will make.