

**YOUR
FREE
GUIDE**

SWITCH PROPERTY SERVICES
(T) 0870 112 6346



YOUR FREE GUIDE TO SELLING YOUR PROPERTY

IT IS IMPORTANT YOU TAKE TIME TO READ THIS CAREFULLY

Selling your property is likely to be one of the most important decisions you have to make. Selling property to a property buying company is now becoming a very popular and fast way for people to raise cash and eliminate all the problems that are associated with selling on the open market.

As the UK's Number 1 cash property buyer we are delighted to offer you this free guide outlining the main points you might like to consider before you go ahead and sell your home to any company. If you are in any doubt about your situation, do not hesitate to contact us and we will gladly offer you free advice.

Selling property to a property buying company is a great way to sell your house fast and free up much needed cash. This can be for many reasons. Here are some of the reasons clients may contact us to sell their property – Financial difficulties, avoid repossession, illness, financial or pension top-up, emigration, long term unsold and sadly marital disputes.

Property buying companies like Switch Property Services should offer you a no obligation service with FREE advice and FREE valuations.

They should also help you sell your property with minimal hassle and without the aggravation generally associated with the open market - on-going viewings, extended valuations and unsightly "tell-tale" for sale signs outside your house.

Here are a few other things you might like to consider:

DO...

- use a company that is reputable and is open about the amount they will offer you for your house without any "ifs" or "buts".
- use a company who will spend as much time as you need to ensure you are 100% comfortable with the offer and process.
- use a company who will guarantee to make you a fair offer no matter the condition of your property.
- look at the whole service package the company provides – FREE advice, FREE valuations and a minimum £500 handy BONUS contribution towards your legal services.
- ensure the company is set up in terms of it's process and ability to support you throughout this process. A solid web presence is also a good sign the company is serious about its commitment to communicate with its clients.

SWITCH PROPERTY SERVICES



- use a company that is not a “one man band” or consortium of property buyers out to make fast money. Is the company national and supported by a stable parent company like Switch Property Services, part of the Switch Metro Finance Group with a Consumer Credit Licence and Data Protection Registration.
- Use a company that can offer you flexible options and will work with you to find a best fit solution – sell outright, sell and rent back or sell and future buy back.

DON'T...

- be conned or pressured into a deal you are not comfortable with.
- use a company that makes you pay for valuations, these should be FREE.
- use a company that will not guarantee its offer for at least 30 days and be happy to review this even after the 30 days is up.
- pay any fees upfront.
- use any company that looks like an overseas property developer, they may not have your best interests at heart.
- use a company where its policies and procedures are vague. They should be clear about how they can help you, the options you have and the process that will guide you to a successful transaction.
- use a company who does not advertise its operating address either on its web site or advertising materials. This is law and any company who does not do this may not be trustworthy.
- be pressured into last minute or time pressure offers. Any offer for your property should be fixed for at least 30 days allowing you to consider your options.
- ever use a company you have seen or heard on a consumer programme that has been exposed as being less than reputable.

ABOVE ALL...

DO NOT BE AFRAID TO TAKE ACTION

DO NOT BE AFRAID TO ASK QUESTIONS

IF YOU ARE IN FINANCIAL DIFFICULTY, DO NOT DELAY !

Switch Property Services (part of the Switch Metro Finance Group of Companies).
PO Box 575, Orpington, Kent. BR6 8WD.
(t) 0870 112 6346