



24/7 ESTATE AGENT

SALES & LETTINGS

howardcundeylive.com

HOWARD CUNDEY LIVE

Howard Cundey Live 24/7 offers a modern alternative to selling your home. When it comes to selling a property there are so many options available to homeowners, it's difficult to know what's best. The dilemma many sellers face is either going online and paying lower upfront fees but then compromising on service or going to a traditional high street agent and ending up spending thousands more than they need to when over 90% of customers search online. This is where Howard Cundey Live 24/7 Hybrid agent comes in. We take the best parts of traditional local agency – the personal touch, the local knowledge, the no sale no fee agreement and combine it with the efficiencies and flexibility of a modern online format, with payment upfront, payment later and our 0% speedy sale so we offer the best of both worlds with regional hubs.



BENEFITS INCLUDE:	
A fixed fee paid upfront, pay later or no sale no fee option	
Cloud based with your own personal 24/7 property hub	
Expert support from our dedicated team and customer services	
Digital marketing advertising on various portals and award winning social media channels	
Flexibility to move to different fee types.	



OUR UNIQUE PROPOSITION:

SERVICE OFFERED	PRICING	INCLUDED
Howardcundeylive.com as your estate agent	£1,750 <small>(up to the value of £400,000)</small>	
Home visit by our friendly estate agent		INCLUDED
'For Sale' board		INCLUDED
Online property hub available 24/7 where you can track the sale of your own property		INCLUDED
Advertising on howardcundeylive.com, various portals and award winning social media channels.		INCLUDED
Legal set up informing your solicitor about the sale		INCLUDED
Further services available		See Howard Cundey Live for prices





TOTAL PACKAGE COSTS:

PRICING (all prices include VAT)

SERVICE OFFERED	PREMIUM PAY NOW	PAY LATER	NO SALE NO FEE	SPEEDY SECURE SALE
Total package costs	£1,750 <small>(up to the value of £400,000)</small>	£3,750 <small>(up to the value of £600,000)</small>	%	£0
Split fee with part up-front payment	✗	£750	✗	✗
Instruct howardcundeylive.com as your estate agent	✓	✓	✓	✓
Home visit to value your property by our friendly agent	✓	✓	✓	✓
Negotiate your offer and inform solicitors with details of your sale	✓	✓	✓	✓
Advertised on Howard Cundey Live, Rightmove	✓	✓	✓	✓
'For Sale' Board/Sign for the property	✓	✓	✓	✓
24/7 Available via Personal Property Hub	✓	✓	✓	✓
Professional Floor Plan	£80	£80	£80	£80



SERVICE OFFERED	PREMIUM PAY NOW	PAY LATER	NO SALE NO FEE	SPEEDY SECURE SALE
EPC and Floor Plan	£120	£120	£120	£120
Professional Photography	£100	£100	£100	£100
UNLIMITED viewings	£250	✓	✓	✓
Listing on Social Media	✓	✓	✓	✓
Featured display on Rightmove	✓	£100	✓	✓
Howards Full House - Rightmove Featured Property & Premium Listing	£200	£200	£200	£200
Full sales progression	✓	✓	✓	✓
PACKAGE TOTAL (without added extras)	£1,750	£4,500	Variable	Variable

*Terms and special conditions. Service agreed. Upfront £1,750 - up to value of £400,000 / Pay later £4,500 - up to value of £600,000.
EPC and Floorplan will vary subject to rooms and square footage of property.*



TRACK YOUR SALE OR LET, 24/7

Live, in the cloud and convenient, our online Personal Property Hub, offers our sellers and landlords access to track their sale or let.

With our Online Personal Property Hub, you can:

Review and approve your property brochure online

Get up to the minute information - Including viewings, offers, advice, and messages

Receive feedback online after viewings with pie chart and comments

Agree or reject a sale and let us negotiate for you



Communicate directly with your local expert

Receive updates on website activity and marketing

Calendar of events highlighting any activity on your property

Arrange viewings as a buyer

Amend your requirements for what you are actively searching for and keep a portfolio of your matched searches





SPEEDY SECURE SALE SERVICE

Vendors pay no selling fees* and keep the full selling price whilst extended time-frames allow for greater interest from a wider variety of buyers. **Swift exchange and completion within 56 days.**

*Where the buyer pays the reservation fee they may consider this within the purchase price.



SECURITY

Buyer paid Reservation Fee secures the sale and allows all parties to move forward with confidence.



MAXIMISE INTEREST

Increased interest results in competitive bidding between prospective buyers which can drive up the selling price.



DEDICATED AUCTION TEAM

Our specialist Auction Department assists you from start to sold.



WHY CHOOSE OUR SPEEDY SECURE SALE SERVICE?

With no selling fees to pay, the modern auction route offers a quick, cost-effective option to achieve increased exposure and value - from a bigger audience than ever before!

The notable difference between Traditional Auction and the Modern Method, is that we've extended completion timescales to allow the typical residential buyer to finance with a mortgage. This means a wider buyer market is looking at your property, not just the cash ready investor!



"Great service - I was always kept in the loop, with weekly contact in the early stages, then almost every day up to exchange and completion"

L.Mallinder



2.8%

Only 2.8% of our auction property sales fall through*



42.2%

of modern auction buyers purchase as their own home*



37.4%

of modern auction buyers purchase with a mortgage*

*iamsold Transaction Report Q4 2019

MARKETING SOLUTIONS TO CONSIDER

Instruction



SSTC



Exchange



Completion



Speedy Secure Sale

Speed - 56 days to completion
Security - buyer fee
Low 'fall through' (5%)
Commitment to timescales
Less time to achieve best price
Buyer pays fee

Private Treaty

Traditional method
Flexible Timescales
Less pressure
More time to achieve best price
Sales process - 100+ days
Higher 'fall through' (30%)



Instruction



SSTC



Exchange



Completion

OPTIMISE YOUR PROPERTY VALUE, WITH OUR SPEEDY SALE SERVICE

Cuttinglye Road, Crawley Down, West Sussex

- Starting Bid of £875,000
- 1242 Online Views
- Sold for £900,000

"This property completed in 37 working days when buyer instructed solicitors, with fixed timescales to sell and move. And the vendor paid 0% commission."





Hartfield Road, Edenbridge, Kent

- Starting Bid of £400,000
- Sold for £414,000
- Sold in 49 Days

"This property was sold to cover care home fees, and after 16 viewings and 1040 online views, was sold for £14,000 over the guide price."



Mountsfield Close, Maidstone, Kent

- Starting Bid of £450,000
- Sold for £500,000
- Sold in 53 Days

"This property sold in 53 days for £50,000 over the guide price, after attracting 8 viewings and 422 online views. And the vendor paid 0% commission."



Hophurst Lane, Crawley Down, East Sussex

- Starting Bid of £750,000
- 15Viewings
- Sold for £775,000

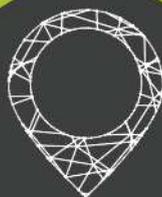
"This probate property sold for £25,000 over the guide price, and the vendor paid 0% commission."

ONLINE NATIONAL COVERAGE AVAILABLE 24/7

Howard Cundey Live Hubs in Kent, Surrey and Sussex



Smart.



Local.



Expert.



24/7

Available.



National.



Winning.

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Find us online at howardcundeylive.com

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