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Local Property Search Service

This is simply a service for those who are confident in their knowledge of a given area or location but who are short of time and/or have become disillusioned in their search for a property. This service is for those who are moving locally or who have already refined their search to a town or distinct area.

The **Local Property Search Service** consists of the following elements

Initial Consultation

We will arrange a meeting to discuss your requirements and to determine how we can tailor our services to suit your needs. If it is needed we will clarify our Terms and Conditions. We will gather information on your property search to date, your requirements, your budget, where you are prepared to compromise and where a feature or location is an essential part of your brief. We will advise on the current market conditions and based on the information we have gathered we will put together a timetable and search plan. We will then present this plan to you and check that it truly reflects your requirements before proceeding with our search.

Initial Search, Collation and Presentation of Results

Having thoroughly understood your requirements we will explore all avenues to find you a home. We will use our contacts in the trade, talking to developers, agents and on occasion private individuals to gather information about properties being actively marketed and those about to come to the market. In addition we will carry out a comprehensive search of the traditional media and the Internet; here we find our local expertise in property gives us a clear advantage when determining the pick of the bunch. We will explore less obvious avenues in our search including local property auctions if it appears that this may be productive. We can normally complete this initial search within a few days and the results are then sorted, assessed and presented in our findings and recommendations.

Viewings

We will carry out viewings on your behalf, liaise with agents and vendors to arrange viewings for you at your convenience and accompany you at your request. This enables us to advise on both the positive



and negative aspects of each prospective property. We will carry out up to 10 viewings a month at no extra charge.

Continuing Search and Reviews

We provide regular updates on the results of our continuing search. This will normally take place as new properties come to the market. At monthly intervals we will provide an update on current, local market conditions and when necessary an overview of the search to date. At suitable intervals we will review your requirements and using the information gathered continue our search with renewed focus.

Negotiation with Agents and Vendors

On request we will carry out negotiations with the vendors and/or agents. This is where we aim to make our service self-funding. Most of our customers find themselves negotiating for a property a few times in a lifetime; this, however, is what we do and our expertise in this area, knowledge of the marketplace and contacts normally mean that we are able to negotiate to excellent effect on your behalf.