



sbliving

sbliving Seller's Guide

- Hire professional estate agents with expert knowledge of the local market
- Choose from a wide range of services at great prices
- Take advantage of our free, no obligation quotes
- Never incur hidden charges
- Feel secure with our 'no sale, no fee' policy
- Achieve full market value on the sale of your property

Need more reasons to choose us?

Read this booklet to find out how we make selling your home a breeze...

“Great service, with knowledgeable staff, who are always willing to help. I would highly recommend them.”



- Simon Maskell



About Us

As experts in the West Yorkshire property market, sbliving make it easy to sell your home

Are you looking for estate agents to ensure a hassle-free sale? Do you need an experienced sales team on hand throughout the sales process? Would you like to sell your property quickly, yet still achieve full market value?

Whatever you want from the sale of your home, sbliving provide everything you need - whenever you need it.

We have over 20 years of experience in the West Yorkshire property market and know the local area inside out. For this reason, we have what it takes to sell your property for the best price - at the right time.

Putting your needs first

As independent agents with a single office, we're driven by our clients and not by sales targets. In fact, we put your needs at the core of everything we do. As a result, 90% of our work comes through word of mouth.

Whether you want to sell a single-occupancy property, a family home, or a house in multiple occupation (HMO), the experts at sbliving are here to guide you every step of the way.

To find out more about how we can help take the stress out of selling your property, please read through this booklet. Alternatively, please call sbliving on **0113 278 8651**, or pop round to our office and ask for a chat with a company director.

You want an estate agent that?...

- Have expert knowledge of the local market?
- Have decades of combined experience?
- Are full members of respected industry schemes?
- Boast a long list of happy clients?
- Put your needs above all else?
- Get 90% of their business through word of mouth?
- Offer expert help and advice for a stress-free sale?
- Are flexible and adapt to your requirements?
- Are open and transparent about all valuations, charges and fees?
- Provide exposure to millions of potential buyers?
- Give you the added security that comes with a 'no sale, no fee' policy?

sbliving offer you all of this and much more...

Are you ready to sell your home?

To make selling your home easy and rewarding, sbiving do the following:

1. Ensure you stay in total control

You know better than anyone what you want from the sale of your home. With this in mind, we listen closely to what you have to say and work quickly to turn your needs into action.

We're also on hand with expert help and advice to ensure every part of the process goes smoothly. Your dedicated sales team remains easy to reach at all times.

sbliving are here to do as little, or as much, as you need. And we aim to make your selling experience not just lucrative, but stress free.

However you want us to help sell your property, you can count on sbiving to get it done.

2. Achieve full market value

To attract the most viewings and the best offers for your home, you need to know its true worth.

Some estate agents tend to inflate valuations to attract clients. Others price property too low to ensure a quick sale.
But sbiving are different.

We use our in-depth knowledge of the local property market to provide a free, no-nonsense valuation.

sbliving put your needs and aims above all else – and we work tirelessly to help you achieve full market value on the sale of your home.

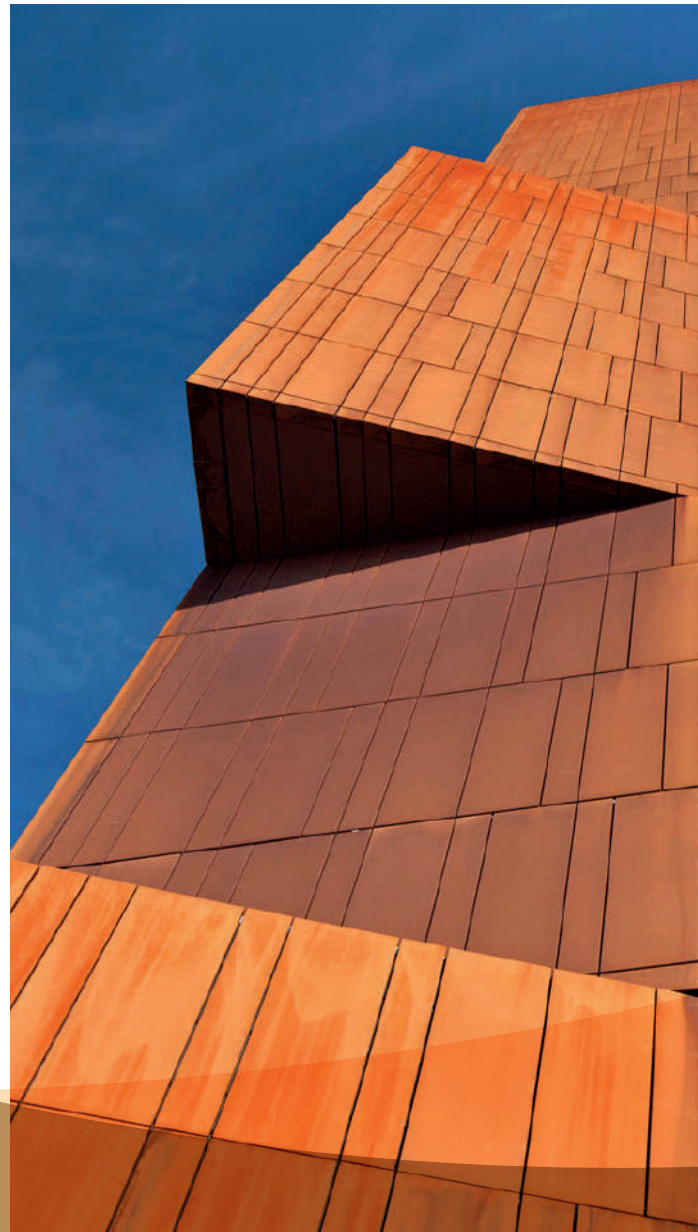
Our free valuation service comes with absolutely no obligation.

3. Make your property stand out in a crowded market

Want to sell your property quickly and at the best price? Then a great first impression is everything.

The sbiving cleaning and maintenance team is on hand to ensure your property is spotless in time for viewings. We also offer a refurbishment service to make your home more attractive to would-be buyers.

By making your property as eye-catching as possible, we may even be able to raise your asking price.



4. Expose your home to millions of potential buyers

sbliving tailor every part of the marketing process to gain interest from the type of people who want to buy your home.

To help achieve this, we devise detailed floorplans and professional photographs in full colour.

We then showcase your property on leading sales portals like Rightmove, Zoopla, and Prime Location, as well as our own website. We also market your listing to the long line of investors and buyers on our database, in addition to local clients who walk into our offices.

We're so sure of finding a buyer for your home that we run a 'no sale, no fee' policy.

Get in touch today and we could have your home up for sale within 24 hours!

5. Get your legal duties in order

As property experts, the sbliving team helps ensure you can fulfil your legal duties as the seller. We offer help and advice for the following:

- Energy Performance Certificate (EPC)
- Houses in Multiple Occupation (HMO)
- Consumer Protection from Unfair Trading
- Freeholds and leaseholds
- Conveyancing
- Contracts
- Stamp Duty Land Tax
- Capital Gains Tax
- Money-laundering compliance

We can also put you in touch with a reputable solicitor or conveyancer, if required.

6. Conduct viewings at any time you wish

The sbliving office is open from Monday to Saturday, yet upon request we can undertake viewings out of hours to suit your schedule and those of potential buyers. This makes it more likely that you'll find the right offer, at the perfect time.





“The most professional agent in the area. Simon and his team are attentive, focused and have a great knowledge of local properties and market trends. As an out-of-town investor, sbliving are an ideal trusted partner.”

★★★★★

- Simon Jones

When you receive an offer

sbliving do everything to ensure a smooth and rewarding sale

Helping you get the very best deal

When someone makes an offer to buy your home, we notify you both verbally and in writing. We then walk you through the terms of their offer.

The initial offer may be lower than your asking price. But sbliving are on hand to negotiate the price and terms to ensure you get the very best deal.

Safeguarding your interests

If and when you agree on the terms of the sale, we perform checks to protect your interests before you formally accept the offer. This involves making sure the buyer is in the right financial position to buy your property. If everything is in order, we take your property off the market.

Sealing the deal in black and white

Once we've conducted all the required checks, we draw up a memorandum of sale, and write to all parties to confirm the terms and price of the sale.

We then instruct your solicitor or conveyancer to draft the contract. If you don't yet have a legal team, we can refer you to one of our trusted partners.

Both your solicitor and that of the buyer then work to iron out any issues and answer any questions.

The sale becomes legally binding when you exchange contracts with the buyer.

Selling a house in multiple occupation (HMO)

Selling an HMO can be slow and stressful. sbliving guide you through the process to make it quick, easy and lucrative

Ensure your house meets all HMO regulations and codes

From ensuring fire safety to keeping the property in good condition, selling an HMO can be fraught with issues. One of the first things landlords or investors of HMOs look for is the amount of work they have to do on the property to obtain an HMO licence.

Do you need us to maintain a vacant property? Do you want us to renovate the home to appeal to more buyers? Or would you like an expert to assess the property for potential problems?

Whatever you'd like to achieve, we're here to make sure you have everything in its right place before you put the property on the market.

Reach your target market

Leeds is a hotbed of students and professionals looking for house shares. What's more, the sbliving office is based in a central location in Headingley – a thriving student area.

And with 90% of our work coming from word of mouth, sellers in the area know they can always trust us to attract the right buyers for their HMOs.

sbliving also boast great relationships with hundreds of landlords and investors in Leeds and across West Yorkshire.

During our work together, you get access to our large database of clients, many of whom are willing to pay the best prices for the right property.

Hire estate agents you can trust

As reputable estate agents, sbliving are members of the Property Redress Ombudsman scheme. For this reason, you can be sure we follow all related industry codes to the letter.

This offers you peace of mind in knowing your rights and assets are protected at every stage.

“Words fail me I have never met anyone who cares so much. They are the most sensational dedicated and persistent caring company, totally amazing can’t thank them enough for their efforts and care and attention to detail”



- Phillip Hobson



Looking after all your needs

To keep things simple, we offer a complete service to ensure you never have to lift a finger (unless you want to)...

Full sales and vacant property management

Are you a property owner with very little time on your hands? Do you need expert help and advice to get the most from the sale of your property?

From valuations to vacant property maintenance, we take care of the whole process to make selling your home easy.

Pick and choose the help you need

The core service level defined above meets the needs of most of our clients. To find out more about what our full service entails, please read the information on the right.

You may pick and choose any aspect of this complete service to suit your needs. For a fast, hassle-free property sale, please call sbiving on 0113 278 8651.

Complete Sales Service	
In-depth valuation	<input checked="" type="checkbox"/>
Professional photographs and floor plan	<input checked="" type="checkbox"/>
Marketing and advertising	<input checked="" type="checkbox"/>
Advice on scope and specification of project	<input checked="" type="checkbox"/>
Vacant and occupied property maintenance	<input checked="" type="checkbox"/>
Viewings	<input checked="" type="checkbox"/>
Basic legal advice	<input checked="" type="checkbox"/>
Contract negotiations	<input checked="" type="checkbox"/>
Help finding solicitor or conveyancer	<input checked="" type="checkbox"/>
Money-laundering compliance checks	<input checked="" type="checkbox"/>
Buyer financial suitability checks	<input checked="" type="checkbox"/>
On-going sales progression work until completion	<input checked="" type="checkbox"/>

“Estate agents with a
personal touch!
Very happy that I
stumbled across
them.



- Ja Lil





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sbliving.co.uk