MILLER GERRARD
Solicitors and Estate Agents

THINKING OF SELLING YOUR PROPERTY WITH MILLER GERRARD?



Thank you for inviting us to value your property. Now that we have conducted our visit, what happens next?

* Within 48 hours of our visit we will send you a valuation along with an Estimate of Fees. We will be happy to discuss any aspect of this with you, and hope that you will then instruct us to act for you in your sale.

Once you have instructed us to proceed on your behalf:

* When you are ready to market your property we will send you our Terms of Business letter and ask you to provide certain I/D documents.

* We will then instruct your Home Report and Photographer for you. The surveyor and photographer will arrange dates to visit your property to suit. If you would prefer, or the property is vacant, we can help with this. You will have the opportunity to approve both the report and the photos.

* Your Property Schedule will then be drafted and sent to you . Once approved we will place your property on the market for sale on our website and the other established and trusted property sites which we use. It will also feature in our window display and social media channels.

* We know that there are various reasons why people sell their properties, and that not everyone wants to or can be available to carry out viewings. We can take this off your hands at no extra charge, including evenings and weekends to allow viewers to make appointments at their convenience, meaning you never miss out on a potential buyer.

* We will stay in contact with you on a regular basis to keep you informed about viewings, viewers feedback and any other aspect of your sale.

* When you receive an offer our legal team will discuss this with you and guide you on what happens next.

Miller Gerrard is a Solicitor-Estate Agent firm, meaning that as well as helping you to market your property, our legal team can carry out the conveyancing side of your sale, all in-house, and can also act for you if you have an onward purchase. This gives you the convenience of dealing with one office, with the benefit of the knowledge and expertise to support you every step of the way all under one roof.

What type of information or paperwork may we need from you?

* The **title deeds** to your property if you have them. If not don't worry we will obtain information from you which will allow us to help you to locate them.
* **Mortgage provider details and mortgage account number** if you have a secured loan. If so, we will ask your mortgage provider for a redemption figure as at the date of your sale.
* Any **paperwork or guarantees** which you hold in relation to the property such as where alterations have been made or specialist works carried out (e.g. timber or damp proofing etc)
* **SEPA** documents if you have a private septic tank
* If you are selling the property after someone has died, or as an Attorney if someone is in or going into residential care, we will discuss what we require from you.

We will ask you the questions to ensure that you know what is expected of you throughout the process - and if you're not sure, don't be afraid to ask. We know that buying and selling property is stressful and we are here to help.



How else can we help you?

Over and above our estate agency service, our legal team provides a comprehensive range of legal services to both individuals and businesses.

Our aim is to always provide clients old and new with friendly, practical and down-to-earth advice.

As well as your house sale and purchase, if you are planning to put your affairs in order - such as making a Will or a Power of Attorney - are unsure what steps to take when a loved one has passed away, have a commercial or residential property you plan to let and more, we can provide you with initial advice and transparent costs - and then can be there to guide and support you through the whole process.



Legal and Estate Agency services

including comprehensive Estate Agency services, residential and commercial conveyancing, Leases, Wills and Trusts, Executries and Powers of Attorney

Get in touch with us for a friendly, no obligation chat

The Studio, 13 High Street, Blairgowrie, PH10 6ET
T: 01250 873468 - E: admin@millergerrard.co.uk
www.millergerrard.com