

## Case Studies



### The Greenway, Birmingham, B37

A two bedroom, two reception semi detached house.

#### Why Did They Sell to UK Homebuyers Ltd?

The vendors found out about our services by picking up one of our leaflets that was delivered through their letterbox. They were looking to downsize into a rental property. We agreed terms and completed two weeks later when their rental property was ready. They had been messed around by other buyers numerous times in the past and so were looking for a guaranteed sale which we delivered in a time-scale requested by the vendors.

#### Motivation for Quick Sale

Downsizing into rental property / Convenience.

#### End Result

Mr & Mrs Overs moved across Birmingham to their rental property which they are very happy living in.



### Little Lane, Blisworth, NN7

A two bedroom semi detached bungalow.

#### Why Did They Sell to UK Homebuyers Ltd?

The vendors carer initially made contact with us having seen our advertisement in the local paper. The vendor was very unwell and living in a property in such poor condition was making his situation deteriorate. The vendor had agreed terms and move in date with a care home so we completed within a few weeks in a time-scale to suit his needs.

#### Motivation for Quick Sale

Ill health.

#### End Result

Mr Yates successfully made the move into the care home and is much happier now with central heating, a comfortable bedroom, modern fixtures and fittings and no damp!

## Testimonials

*I can't recommend UK Homebuyers Ltd enough. I was put in touch with them by friends who had been unlucky enough to have been in a similar situation to me and had used them recently. My chain had broken near to exchange and I was about to lose my onward purchase. Jon picked up the phone immediately, gave me a price, explained the rationale and got straight onto it. He was calm, reassuring, and honest. As were Lauren and Steve. The whole process was quick and relatively stress free- considering the circumstances. They held their offer throughout. I had heard horror stories about how other companies can keep knocking you down, right up to exchange. They were really helpful, polite and extremely quick to respond. Lauren was an invaluable support in the 24 hours before exchange. Thank you all - most sincerely indeed!*

Clare

*UK Homebuyers are a fantastic company, really supportive and helpful throughout. Lauren and Jon are fantastic and truly customer focused. Our sale was hassle free just what we needed so we could relocate in the timescales we needed too. We can highly recommend this company, excellent throughout and a huge thank you to both Lauren and Jon.*

Ian

*Was a much better experience than expected! Marcus kept in touch all through the process and the office staff were helpful and efficient. An offer was made and there was no haggling or trying to reduce the offer at the last minute. If you have to use this route to sell your property then would recommend this company.*

Jane

# UK | HOMEBUYERS

## Sellers Guide To Securing A Guaranteed Sale



We'll buy your home for cash in as little as 7 days



We make you a cash offer.



We pay all your fee.



You choose a completion date, the sale completes and you receive your cash.



# UK | HOMEBUYERS

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UK Homebuyers Ltd are a cash buying property company who specialise in buying properties quickly, removing any hassle and stress for the vendor. With a team of professionals with over 40 years experience, UK Homebuyers Ltd stand head & shoulders above the rest.

### Years of Experience In Property

The team at UK Homebuyers Ltd have over 40 years experience in the property sector.

### Funding / Cash Available

We have cash available in excess of £5,00,000 to purchase properties in England & Wales. There are many companies in the industry who will advertise that they buy the property direct but in reality they either upload it to Rightmove or try and source an investor buyer to move in and purchase the property from you. We buy the properties direct from the seller under standard private treaty terms so you have peace of mind you are dealing with the end buyer and the decision makers all the way through the process.

### Ethics and Morals

The quick sale industry has a reputation for buyers attempting to renegotiate the purchase price at the last minute to generate more profit. We are a company who are very passionate about not running our business this way. Once a completion date has been set, we never miss a deadline.

### Representatives On The Road

We feel it is of paramount importance that we visit every property and meet every vendor that we buy a property from. This will allow us to answer any queries face to face, giving you a personable experience with a company you can trust.



### Why Choose Us?

We have helped hundreds of vendors achieve their desired result over the years and are very passionate about making sure the vendor gets the funds they need, when they need them.

Finding a reliable property buying company is becoming more and more difficult in today's market. One of the main reasons is that there are so many 'one man bands' posing as corporate cash buyers. Many of these smaller, less professional companies do not hold the relevant professional indemnity insurance, are not members of the property ombudsman redress scheme and most importantly, they do not have the ability to do what they say they can do i.e 'buy your property fast, for cash'.

### The Reasons Why?

There are many different reasons why vendors choose to sell to UK Homebuyers Ltd. Most revolve around the vendors need for a quick, guaranteed result. See a list below of the main motivations that we specialise in dealing with:

- ✓ Broken Chain
- ✓ Divorce / Separation
- ✓ Downsizing
- ✓ Financial Reasons
- ✓ Moving Abroad
- ✓ Inheritance
- ✓ Avoid Using Estate Agents
- ✓ Relocation
- ✓ Retirement
- ✓ Stop Repossession
- ✓ Keep Your Sale Private

## What Makes UK Homebuyers Unique



### Dedicated Case Handler - One Point of Contact

We allocate a dedicated case handler to each property seller so they have peace of mind that their case handler will be fully up to speed with the details of their transaction. The seller will be provided with a direct dial, mobile number and email for their case handler so they can obtain an update at anytime.



### Flexible Approach

UK Homebuyers consider themselves to be the most flexible cash buying company in the UK. Whilst most of the cash buyers are very rigid with their deal structure, UK Homebuyers understand that being flexible is what motivated sellers require and so they have set the company up to reflect this.



### Getting it Right First Time

Due to the time sensitive nature of our business, we have to get things right first time. We are focused on delivery and not over complicating the process for the sake of it.



### Key Relationships with Industry Experts

The property industry relies on solicitors, surveyors, funders, estate agents and obviously purchasers. The strength of this network facilitates our ability to move quickly and complete within days, not weeks.



### Registration with The Property Ombudsman Redress Scheme

We are members of The Property Ombudsman Redress scheme giving you the peace of mind that if you are not satisfied with any level of our service, you have an approved organisation you can obtain advice from.



### Hands on Directors

All the directors of UK Homebuyers Ltd are actively involved in every deal and are contactable at any time. The directors run a very tight ship and do not tolerate incompetence as our customers are the most important part of our business and when we say we are going to do something, we do it.

## UK | HOMEBUYERS

### The Benefits Of Using Us.



### CASH OFFER WITHIN 24 HOURS

We pride ourselves on ensuring that we are able to make a cash offer within 24 hours of receiving your enquiry. We will contact you to run through our offer and the next stages should you wish to proceed.



### We buy property in ANY CONDITION, in ANY AREA

Selling a run down, dilapidated property using an estate agent can be difficult. We will take on any type of residential property in any area, in any condition.



### You have NO estate agents FEES TO PAY

Sell to us and avoid paying estate agency fees of between 1-2% of the sale price (typically plus vat). You will also benefit from dealing directly with the buyer, not through a third party.



### Cash advances AVAILABLE

Many vendors do not have the funds available to pay for surveys, deposits, rental referencing fees etc. If you feel trapped for this reason, let us help you by advancing you a cash sum pre-completion.



### No need to clear the property WE WILL TAKE IT AS SEEN

If you sell to us, you can leave any unwanted items in the property and we will take responsibility for the clearance. Let us take the hassle away!



### NO EPC to PAY FOR

Sell to us and avoid this cost as we will obtain one for the property.



### WE pay YOUR legal fees

If you choose to appoint a firm of solicitors from our panel, we will cover your legal fees and we will also do all the chasing to take the hassle and stress away from you.



### MOVE out DATE to SUIT YOUR NEEDS

If you choose to sell to us, you can choose a completion / move out date that works for you. We will move mountains to ensure we can complete on a date that suits you.



### NO pushy salesmen

We will explain how the process works, visit your property and answer any queries you may have and rest assured there will be no pressure applied from any of our sales team.