

Taylforth's  
RESIDENTIAL

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HELPING EVERYONE  
MOVE HOME SINCE 1965

## INTRODUCTION

At Taylforth's Residential we are able to provide our clients with every service they need to either buy or sell a property. We take great pride in saving our buyers and sellers time and money as well as making the whole process as simple and stress free as possible.

Highlighted in this document is a summary and more importantly, the benefits, of some of the services that you will need when you are buying your next home. Even if we are not acting for you in relation to your sale, we are more than willing to help with everything else you need to move onto the next chapter of your life.



## MORTGAGE ARRANGEMENT

Most of our clients will make arrangements with their bank when it comes to obtaining mortgage funding for the purchase of their next home, as this tends to be the easiest option for them, however it's always sensible to compare.

We work closely with a firm of Mortgage & Financial Service Brokers that will find and secure the best deals available for our clients. They work with close to 40 different lenders who may be able to offer a cheaper rate and/or better terms than their personal bank can provide them.

Following a free initial telephone consultation, they will use their expert knowledge of the mortgage market to speak directly with the lenders that are the best fit for our clients based on their personal circumstances. Not all of the lenders are easily accessible and situated on the high street, they will all have different lending criteria for buyers that are self-employed, have a small deposit or have had credit issues in the past.

Your bank will only be able to offer you what they have, they are not necessarily looking after your best interests whereas our partner brokers are doing just that, it's their job to save you time and money.



## HOME MOVE SERVICE

Moving home can be a stressful time, that's why Taylforth's Residential offer their customers a complimentary move in/out service, managing all of the things which usually take hours of time to sort out yourself.

With that in mind we have partnered with 'Just Move In' who are experts at helping people move home and manage the entire process for you. Here are some of the services that they can help you with:

- Council Tax
- Gas & Electricity
- Water & Sewage
- Broadband & Landline
- Royal Mail Redirects
- TV & Media
- Insurance
- Removals
- Storage
- And more...

The cost for this outstanding service is only £300, however if you are a client of Taylforth's Residential, then it comes at no additional cost.

## PROPERTY SOURCING

In the UK it's the role of the Estate Agent to obtain the best deal for their clients, usually by getting the most amount of money in the shortest time possible.

But what about the buyers? Who is helping them get the best deals, as buying a house can be much trickier than selling. Mistakes can be costly and saying the wrong thing at the wrong time can cost buyers thousands of pounds! With that in mind surely it would be sensible to appoint a trained expert to advise you on one of life's biggest landmark events.

Our professional Buyer Representation service enables you to employ a seasoned professional property negotiator, usually a Director of the Business, as your very own personal Estate Agent to help you find the perfect property and, most importantly, to pay the right price.



With our local knowledge and expertise, we are in a prime position to locate, evaluate and negotiate on suitable properties, even ones that are not yet on the market that you may not have been able to purchase without being a client that is being provided with this service.

We keep a real time portfolio of every property that is available and work closely with local Estate Agents and other contacts, we often have advanced knowledge of properties coming onto the market. If your perfect property isn't on the market, we can contact our data base of clients dating back decades to see if they would be interested in selling you their home.

Negotiating property offers is our area of expertise and we invest heavily into becoming the best in our field, we have the results and the reputation to prove it. We will advise and negotiate a purchase price on your behalf to make sure you get the property you want, at the best possible price.

The Buyer Representation service simplifies the sales progression process, we will be your main point of contact who explain and update you on each of the landmark moments of the sales process. This means that you don't have to chase any of the necessary parties, experience unnecessary delays or take advice from anyone that are not acting in your best interests, but the client that is paying their fee.

The investment required is affordable and is based on a small percentage of the figure that we successfully negotiate off the asking price. There are no upfront fees to pay and everything we do is based on a no sale no fee agreement, the service includes the free use of a removals van!



## CONVEYANCING SOLUTIONS

After helping manage our clients' sales for over 145 years we have been able to identify which are the best conveyancers to work with and recommend ensuring that not only does your sale complete at the first time of asking, but you are kept up to date with the progress so that you have complete peace of mind that your sale is in safe hands.

We chose to work with a local and reputable firm of conveyancers who share our passion for providing outstanding customer service. They are one of the largest firms in the UK and have years of experience in helping buyers and sellers secure the new homes. They have first class knowledge of the sales process and have a well-trained team that will hold your hand every step of the way.

We have negotiated a special rate for Taylforth's Residential clients only, meaning that it's cheaper if we make the arrangements on your behalf.