

my new roof

'Complete' Property
Sales Package



www.my-newroof.co.uk

NEW SALES PACKAGE

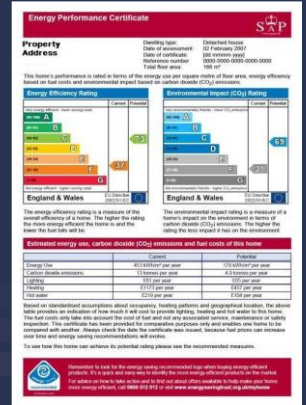
HIPS ARE NO LONGER REQUIRED

My New Roof are pleased to tell you that homes marketed for sale after 21st May 2010 will no longer require a Home Information Pack (HIP).

The Energy Performance Certificate (EPC) will be retained and sellers will be required to commission, but won't need to have received an EPC before marketing their property.

COST

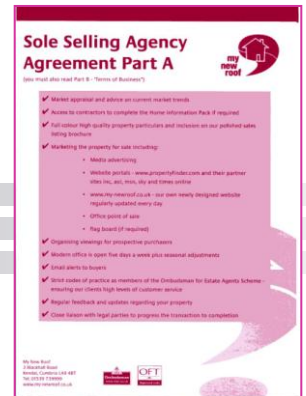
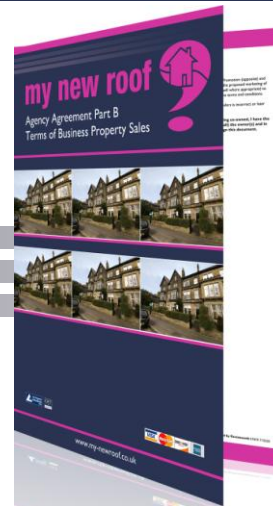
As part of our services My New Roof are offering EPC's as part of our 'Complete Sales Package' for ALL NEW sales listings, which means **NO CHARGE** to you!



NO SALE NO FEE

YES – NOTHING TO PAY IF WE DON'T SELL YOUR PROPERTY

Our Agency Terms of Business offer you No Sale No Fee however you **must** continuously market your property with My New Roof for 9 months and vendors **must** take the Estate Agents advice on the sale price also vendors **must not** reject **two** or more offers over 90% of the asking price.



LOCAL AND NATIONAL ADVERTISING

Our website plays a pivotal role in the professional marketing of your property. Our new website is constantly attracting customers and has been praised for its ease of use and excellent photography. We also advertise nationally on both our chosen portal and www.lakedistrictproperty.co.uk. We also use more traditional media, such as the local Lake District Property Magazine and the Westmorland Gazette.

www.lakedistrictproperty.co.uk



2D PLAN FOR ALL PROPERTIES

Included in our new brochures is a classic floor plan of your property. These will of course include all the property measurements.



IMPRESSIVE PROPERTY BROCHURES

My New Roof has worked very hard with our graphic designer to produce executive style property brochures, comparable with the upmarket agents in this area. All our brochures include numerous property photographs and are presented in a stylish manner. Please ask for samples; we are more than happy to show them off!



OPTIONAL VIRTUAL TOURS

All of our new Sales properties will also be able to instruct an optional virtual tour which provides the ultimate panoramic remote viewing experience. This enables our website visitors to use our virtual tours to look around the property and gardens at their leisure. This technology brings a new level of realism to websites and captures the audience.

PROPERTIES CAN INSTRUCT A VIRTUAL TOUR FOR ONLY £45 PLUS VAT. PLEASE ASK FOR FURTHER DETAILS.



NEW EYE CATCHING SALES BOARDS

The individual pink My New Roof brand has a new lease of life showcased on a classic blue backdrop. They won't be missed - only admired and recommended.



NEW WINDOW CARDS

To fully complement our new branding we have produced new window cards displaying four photographs with bullet pointed information about each properties best features.



LOCAL OFFICE IN TOWN CENTRE

Up to the trend office in Kendal town centre, with LCD display screens, property display cases and plenty of seating so customers feel free to walk in, rest, and have a chat.



FIXED PRICE CONVEYANCING THROUGH OUR LOCAL PANEL CONVEYANCER*

My New Roof can, in conjunction with our chosen conveyancer, offer vendors competitively priced conveyancing for the sale of your property. We recognise that our clients are looking for a local solicitor from a reputable firm ensuring convenience and a timely turnaround.

Property Price	Total Legal Fees (inc VAT @ 17.5%)
Up to £100k	£464.13
100,001 – £200k	£558.13
200,001 – £300k	£646.25
300,001 – £500k	£763.75
500,001 – £1million	£940.00

FINANCIAL SERVICES

My New Roof can introduce prospective buyers and sellers to a local well renowned financial advisor who will be able to discuss your mortgage and investment needs. This service is fully compliant with the Financial Services Authority.

FIXED PRICE SALES FEE

Finally My New Roof prides itself in the transparency of our fees and can guarantee a fixed price for the sale of your property.

Property Price	Total Sales Fees (% of sales price)
Up to £100k	1.25%
100,001 – £300k	1.25%
300,001 – £500k	1.35%
500,001 – £1million	1.5%

* THE CONVEYANCER RESERVES THE RIGHT TO MAKE SLIGHT VARIATIONS TO THE ABOVE PRICE.