

Selling with Lyss Homes

At Lyss Homes, we offer a comprehensive sales service aimed at providing sellers with a smooth transaction. We will provide you with regular updates throughout the entire process. Our service includes:



Pre-instruction and compliance

- Free, accurate valuation by experienced member of staff
- Detailed report on your property and current market data to justify the valuation we have provided
- Advice on staging the property and how to maximise interest
- Arranging Energy Performance Certificate (if required)*
- Digitally sign our Terms of Business confirming your instruction of Lyss Homes as your agent
- Anti-Money Laundering checks as per government guidelines

Marketing

- Proactively calling and emailing registered buyers to generate excitement about your property
- Professional photography, floorplan, 360 degree virtual tour and marketing video
- 'For Sale' board installed at the front of the property with QR code to property advert
- Invitation for you to write an owner's review on the property which will get published as an image
- Marketing on the largest property portals for maximum exposure, such as Rightmove, Zoopla and OnTheMarket
- Accompanied viewings with only qualified buyers
- Access to our online portal so you can see how many viewings have been booked
- Targeted social media adverts
- Regular feedback from us so you know how your property is performing
- Advice on whether any changes should be made to the property's advert

Offers and sale progressions

- Negotiating with buyers to get the best possible offer from them
- Anti-Money Laundering checks on each buyer in accordance with government guidelines
- Assisting buyers with finance if they require to get the sale confirmed
- Recommendations for other necessary professionals, such as solicitors, to ensure the sale moves along smoothly
- Our dedicated Sale Progressor will work to ensure that all parties are working to deadlines all the way through to completion

Fees

Sole agent	1.8% (1.5% + VAT)
Multiple agent	3% (2.5% + VAT)
EPC certificate	£78 (£65 + VAT)

Contact us

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