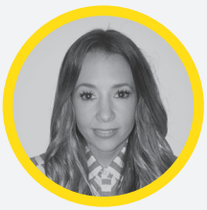
LewisOliver

Contents

About Us



Claire O'Sullivan
claire@lewisoliver.co.uk

Angie Ryan
angie@lewisoliver.co.uk

Emma Lovatt
emma@lewisoliver.co.uk

LewisOliver opened the door to its first office in 2014, since then our family run business has rapidly grown to be one of the top agents in Coventry.

Our rapid rise to popularity has been based on one fundamental principle, to provide a proactive professional service. A large proportion of our business is from referrals, satisfied clients who have recommended us to friends and family. The company's biggest strength is the genuinely warm and friendly approach that we offer all of our clients with a top class personal service delivered by highly motivated staff. We believe no-one works harder than the LewisOliver team to deliver customer satisfaction, because we believe the experience of selling or letting your property should be positive and fulfilling, as well as financially rewarding.

Ever wondered about the inspiration behind our company branding?
Meet our boys Lewis and Oliver

Contact Us

LewisOliver Estate Agents,
Grovelands Estate,
Longford Road, Coventry,
CV7 9ND

info@lewisoliver.co.uk
lettings@lewisoliver.co.uk

024 77 670300

Monday 0900-1700

Tuesday 0900-1700

Wednesday 0900-1700

Thursday 0900-1700

Friday 0900-1700

Saturday 0900-1400

lewisoliver.co.uk

LewisOliver Estates

@LO_estates

lewisoliverestates

LewisOliver Guide to Selling

1 How much is my property worth?

This first step is the most important one finding out how much your property is worth is imperative to your move. We suggest you have at least two agents out to discuss the value of your property.

Some questions you may want to ask are;

- What is the best form of marketing i.e traditional marketing or open house style marketing.
- Where do you advertise? E.G Rightmove, Zoopla, Local Media Advertising.
- How much do you charge?
- Are there any additional marketing fees or upfront payments?
- How long do you tie us in for?

2 Financial Planning

It is always best at this point if you are looking to buy another home to speak to your Financial Adviser or Bank. This way you can ascertain how much you can spend on your next property and are advised of any costs involved.

3 Moving Costs

Costs can soon add up when moving and sometimes people are surprised when they move that the costs at the end are higher then they thought. At LewisOliver we like to address this at the beginning so that you are aware of all costs associated with moving.

Selling	*Buying*
• Estate Agency Fees	• Valuation/Survey
• Solicitors Fees	• Mortgage Fees
• Removals	• Solicitors Fees Including Stamp Duty
• Other	• Other

4 Putting your house on the market

Now that you have chosen the agent that you want to use its important that you prepare for your property to be photographed. You only get one chance to make a first impression and photos on the internet are key to selling your property. A few suggestions to prepare your home are;

- Clean and tidy your property
- De-clutter as much as you can
- Ensure curtains are open so light can travel through
- Make sure beds are made
- If possible hide wheelie bins

5 Preparation for viewings

At LewisOliver we prefer to attend or accompany all viewings, when your viewers come to look at your property we like to give them a comfortable viewing experience which helps them identify with your property. We recommend that lights are turned on if it is a little dark and that the property is warm and inviting.

6 Accepting an offer

You will be notified of any offer that is made on your property following a successful viewing. You may even be in receipt of several offers. Things to consider when choosing an offer to proceed with are;

Amount
Timescale – do they need to sell a property or wait for a mortgage

At LewisOliver we qualify our offers so purchasers must verify their position and prove they have the funds in place to purchase. We do this to ensure no marketing is ceased unless we are happy they can commit to purchase.

7 Sale agreed – What Next?

Congratulations you have now sold your property subject to signing a contract. You now need to instruct a solicitor who will begin the legal process and paperwork involved in selling/Buying your property. You will receive a memorandum of sale from your estate agent which will detail your buyers details, their solicitor and your details and your solicitor.

It is also recommended that if you have found your new home and had an offer accepted that you apply for your new mortgage if necessary.

8 If your purchaser is buying with a mortgage they will have a survey done by the lender. This may be a simple valuation survey or homebuyers survey.

The Key things to look out for are;

Are there any problems with the drains?
Is there any damp?
Is there cracking anywhere?
Are the roofs and gutters in good condition?
Are there any timber defects?

9 Finalising Legal paperwork

You will be sent a lot of paperwork from your solicitor this will include a Property Information Form, Fixtures and Fittings Form and a Title Plan from the Land Registry. This paperwork can seem quite daunting and confusing and at LewisOliver we are on hand to assist you during this process. Please call the LewisOliver Team who will arrange for you to either come into the office or have a home visit to assist with the paperwork.

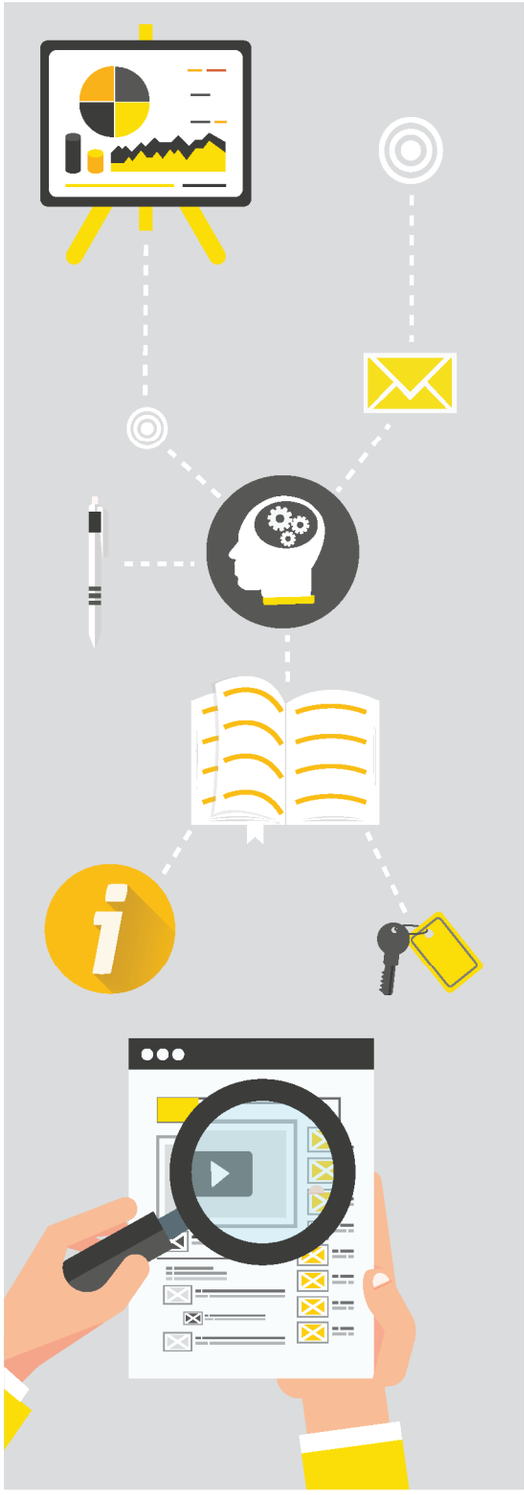
10 Exchange & Completion

You will often come across these terms whilst selling your home and it is important to know what and when this happens.

Exchange – this is when contracts are exchanged via solicitors and a date of moving is agreed on for all parties. The deposits are sent across to solicitors and at this point the sale is legally binding.
Usually you have a week to prepare for completion but this can vary massively and must not be relied upon as it is possible to exchange and complete on the same day.

When you exchange it is recommended that you advise people of your change of address and the day you are due to move. This should include Post office, Utility Suppliers, Bank, Council, Employers and Schools.

Completion – This is otherwise known as moving day. All transactions will be settled and you will get the keys to your new home and hand in the keys to your old home to your agent. It can be a very emotional day so it is advised that you have everything done and packed previously so that you are able to move easier. Don't forget to take meter readings from your old and new homes so that you can advise the utility companies to adjust the bill accordingly.



Tips When Selling or Letting Your Home

Tips When Selling or Letting Your Home

Increase your property's ' kerb appeal' - A potential buyer could be put off even before they have set foot inside your front door if they are given a bad first impression. You want them to walk up the drive or path already feeling impressed and excited to see more. So do what it takes to create that lasting first impression. Make sure the exterior of your home is up to scratch and if your front door or fence is looking tired, brighten it up with a lick of paint. Put up hanging baskets to add colour and if you have a garden plant some bedding flowers. Move bins out of view and clear away anything unsightly

First impressions – Most buyers form their first impressions of a house within seconds of walking through the door. Spend time tidying up, Paint your home in a neutral colour & remove any bulky furniture.

Spring clean – Cleanliness and tidiness should never be underestimated and so clean each room top to bottom. In high impact rooms such as the bathroom and kitchen make sure surfaces are cleaned and focus on floors, too. A sparkling floor will instantly lift the room. A proper clean will also make your home smell fresh and appealing.

Fix it – Got a dripping tap or a cracked tile? These will send the wrong message to potential buyers. From removing grubby sealant to replacing damaged areas of carpet, getting all problems fixed before putting the house on the market is a smart idea.

Eliminate clutter – Clutter doesn't sell or let homes, it makes them seem smaller and disorganised. Take time to remove as much as possible without leaving the rooms bare.

Pets – Some love them, some hate them and some are allergic to them, so make sure that on the viewing they are out of the house,

Stay out the way – When potential clients come to view your property, let them wander freely around the house with the agent. You want them to feel comfortable and as though they can spend time looking at each room freely. Be ready also to answer any questions after the viewing.

You'll be surprised how big an impression these small updates can make. By the time you're done, you'll wonder why you didn't do it sooner. Follow these small steps to help maximise your property's potential that will allow you to achieve a faster sale and the best possible market price for your home.

LewisOliver Sales Package

Marketing

Here at LewisOliver we understand the importance of marketing and representing your home to its maximum potential. We are always looking at new marketing strategies for your home. Please see below part of our marketing strategy for your property.

- Advertise your property on Rightmove, Zoopla, Primelocation, the LewisOliver Website and Social Media
- The property will be matched with all applicants held on our database and the property details will be emailed to suitable matches
- Provide and erect a LewisOliver for sale sign at your property
- Provide a Floor plan (if requested) and a variety of photos which will be used in the sales particulars and Internet marketing

Viewings & Feedback

We will endeavour to attend all your viewings which are arranged to your convenience. Feedback is given usually the following day however if a viewing takes place at the weekend we would aim to give you feedback on the Monday.

Buyer Qualification

An offer is an exciting time when selling your home. However, it is important that your agent ensures that they have verified that your buyer is in a position where they are able to purchase your home. Whether it's cash or mortgage at LewisOliver we will not cease any marketing of your property unless we have seen this evidence. We as always work for you our client so we ensure that a sale is able to proceed before withdrawing any marketing.

LewisOliver Sales Package

Fully Assisted Sale

As a family run independent Estate Agent we feel that customer service and an agent you can trust is an important part of the process. Moving can be a daunting task but at LewisOliver our experts are on hand to guide you through the process and help you with the jargon busting. Our goal is to get you moved with minimal stress and upheaval. From agreeing a sale through to liaising with yours and your buyers solicitors and then to moving day. You couldn't be in better hands.

Other Providers

We are also able to recommend other providers to you which will assist in your move from solicitors to removal companies and independent mortgage advisers to local tradesmen. Are aim is to offer you a complete and stress free moving experience so you can enjoy the more exciting times like deciding where your furniture is going and which colour scheme you will be opting for in your new home.

Always Improving

We are always looking to improve our service to you and if you have any suggestions we are more than happy to listen to them.

Referral Scheme

We are delighted to say that we get a large amount of referrals from previous clients who were happy with our service and have recommended us to their friends and family. As a thank you we have now introduced a scheme where any person who refers a property to us and then sells via LewisOliver will pay £50.00 to them on completion of the sale. This referral scheme is not restricted and the more you refer the more you earn.

LewisOliver Letting Services

MANAGED SERVICE

What's Included?

- FREE no obligation property valuation and advice session
- Eye catching To Let board
- All properties advertised with photos and floorplan (if required) on our website, plus all the leading property portals including Rightmove and Zoopla.
- Accompanied viewings on ALL properties, including Saturdays.
- Access to our client base of hundreds of tenants searching for their next home.
- Out sourced referencing process including full credit checks, employer references, previous landlord references and full identity check, and affordability calculation to ensure that the clients can afford the monthly rent.
- We shall prepare and sign on your behalf shorthold tenancy agreements and also arrange any further subsequent tenancy renewals. We will also arrange for the serving of any legal notices required throughout the tenancy.
- Collection of first month's rent in advance and deposit prior to moving in.
- Registration and protection of the tenants deposit with the DPS.
- Informing utility companies of the change of tenants along with up-to -date meter readings
- Access to our preferred team of contractors which cover any kind of maintenance issue no matter how small!
- Rent collection paid directly into your bank account with monthly property statements via email.
- 4 Monthly property inspections with full report to you.
- Optional unique rent guarantee scheme (extra cost) via Rightmove.
- Release of tenants deposit and resolution assistance of any end of tenancy disputes with DPS if needed.
- Inventory (Extra Charge)
- Move out inventory (extra charge)
- Property file - Access to all your property profile to allow you to view the viewings, certificate renewal dates and invoices.
- Right to Rent Checks

LET ONLY SERVICE

What's Included?

- FREE no obligation property valuation and advice session.
- Eye catching To Let swing board
- All properties advertised with photos and floorplan (if requested) on our website plus all the leading property portals including Rightmove, Zoopla.
- Accompanied viewings on ALL properties, including Saturdays.
- Access to our client base of hundreds of tenants searching for their next home.
- Out sourced referencing process including full credit checks, employer references, previous landlord references and full identity check, and affordability calculation to ensure that the clients can afford the monthly rent.
- Collection of first month's rent in advance and deposit prior to moving in.
- Landlord must have own DPS.
- Right to Rent checks.

RENT COLLECTION SERVICE

From 4%+vat per month (setup fee applies)

What's Included?

- FREE no obligation property valuation and advice session
- Eye catching To Let swing board
- All properties advertised with photos on our website plus all the leading property portals including Rightmove, Zoopla.
- Accompanied viewings on ALL properties, including Saturdays.
- Access to our client base of hundreds of tenants searching for their next home.
- Out sourced referencing process including full credit checks, employer references, previous landlord references and full identity check, and affordability calculation to ensure that the clients can afford the monthly rent.
- Collection of first month's rent in advance and deposit prior to moving in.
- Registration and protection of the tenants deposit with the DPS.
- Rent collection paid directly into your bank account with monthly property statements via email.
- Right to Rent checks.

FREE MANAGEMENT TRANSFER FROM YOUR EXISTING AGENT

What's Included?

- No Upfront Cost.
- We will gather all documentation needed from current agent.
- Liase directly with your current tenant.
- Conduct an initial inspection and feedback.
- Arrange a new tenancy agreement.
- Ensure you are fully compliant with current legislations.

What Our Clients Say

Thanks for everything. You're true stars.

(Jules)

You have been so kind. Thank you so much for looking after Naomi with regards to house purchase.

(Clive)

You did something lovely and it really meant a lot.

(Sharee)

Thank you so much for all of your help. You have been amazing start to finish! We will certainly be recommending you and will be back to use you in the future!

(Claire)

Thank you for the help with our tenancy agreement today. Your kindness is much appreciated.

(Kathleen Ennis)

Thank you to all at LewisOliver for your help and hard work
Much appreciated. Everyone I dealt with couldn't have been friendlier or more helpful.

(Nick Sephton)

An awesome bunch of women. We just wanted to say thank you for everything you have all done over the past few months! We have whole heartedly recommended you to anyone that will listen.

(Jane, Adam, Charlie & Brody)


FOR SALE
TO LET
SOLD
SOLD
FOR SALE
FOR SALE
TO LET
SOLD
SOLD
FOR SALE