



A BETTER WAY TO SELL YOUR PROPERTY

We'll be with you through each step of the sales process providing you with the highest rated customer service in Scotland.

Expect excellent communication, a really positive experience and a great result for your sale.



**Selling your property:
We're with you every step of the way**

Umega has been one of Scotland's leading residential property companies since 2007. We've earned a reputation for excellent, personal customer service through strong values, being open and available in our communications and working with our clients at every point in the process.

We make selling your property a simple process.

We share all of our expertise and information with you throughout the process of selling your property so that you always feel informed and in control.



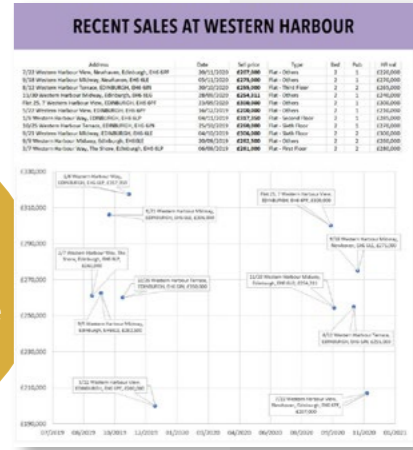
1 THINKING ABOUT SELLING

PROPERTY VALUATION

Start by gathering all the information you need to make a decision about selling your property.

We'll share all of our market data with you to give you a clear idea of what your property is likely to sell for.

We'll present you evidence of recent sales nearby to provide an accurate valuation



GET IN TOUCH

Have a conversation with one of our team about what's involved in selling so that you're informed about how the process works and you know what to expect at each step of the way.



COSTS & TIMINGS

We'll provide you with all the information you need to understand all of the costs involved in selling and the likely timings.

Our fees are simple and transparent.

You'll have all the information you need to make a decision about selling your property.

We'll provide a clear and detailed breakdown of our fees.

Property Sale Quotation

Property address: 88 Ormeau Place, Edinburgh
 Estimated Home Report valuation: £250,000
 Estimated Sale price: £250,000
 Estate agency fee (VAT):

Quota for Estate agency services	Excluding VAT	Including VAT
Home Report (paid directly to owner)	£200	£240
Marketing costs (CD's, photos, floorplan)	£200	£240
Total agent costs	£400	£480

Costs at Completion	Excluding VAT	Including VAT
Conveyancing fee	£1,275	£1,530
Indemnity commission fee	£750	£900
Discharge of standard security (if security against title)	95	£114
Conveyancing online fee (VAT may be higher depending on title)	200	240
Total costs at completion	£2,320	£2,784
Total Costs for sale	£3,120	£3,764



2 GET THE BALL ROLLING

EASY ONBOARDING

Complete our contract and anti-money laundering (AML) checks online without having to visit our office or deal with any printed paperwork.



RECOMMENDATIONS & IMPROVEMENTS

We'll make recommendations and provide advice on how to best prepare your property for the sales market.

We have an award-winning in-house maintenance team and a tried & tested network of contractors who can carry out any work that might be required.



HOME REPORT & PRICING STRATEGY

We'll have the Home Report produced and work with you to come up with the pricing strategy for the property prior to it being advertised.

We'll work to get you the best price possible for your property.

We'll help you interpret the Home Report, bringing to your attention and managing anything that may need addressed before the property goes on the market.



3 ON THE MARKET

CONTENT CREATION

It's important to get every little detail right when advertising your property to show your property at its very best.

We'll arrange professional, high quality photographs, floorplans and an engaging 3D Virtual Tour to be used in all advertising of your property to give prospective buyers the best impression of your property online.



Each property is individual and we will tailor our recommendations to suit your property's needs. Additional suggestions may include a video or drone footage.

We'll create an engaging brochure for your property that will be available online anywhere your property is advertised.



ADVERTISING

Your property will be advertised for sale on the UK's number 1 advertising portal, *Rightmove*, as well as *Zoopla*, *Prime Location*, *OnTheMarket* and the Umega website that attracts more than 10,000 unique visitors a month.



A For Sale board will be put up at your property to let anyone in the neighbourhood or passing through know the property is for sale and to help prospective buyers find the property easily.

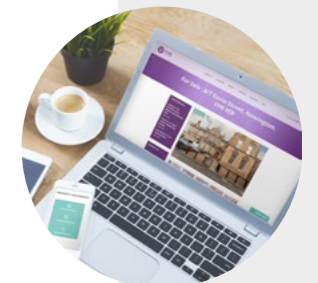
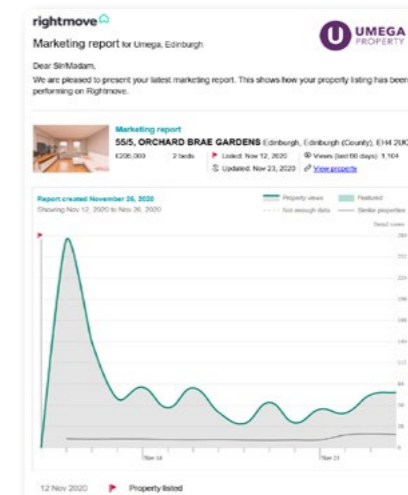
We'll promote the property on Umega social media channels making the sales details of the property easy for you and others to share as well as making it visible to one of the biggest social media followings of a property company in Scotland.

BUYER INTEREST

Prospective buyers will benefit from our award-winning, responsive customer service.

Viewing appointment bookings, your property brochure and Home Report will be available online 24/7.

We'll never miss a call or enquiry from a prospective buyer for your property and we'll keep you frequently updated about the latest buyer interest.





4 THE SALE

OFFERS & NEGOTIATIONS

We'll handle all the offers made for your property.

We'll be here to offer you clear advice and guidance and this might mean setting a closing date if we receive multiple offers or notes of interest, or it could mean considering & discussing offers one at a time when they are received.



LEGALS

Once an offer has been accepted, we'll work with your solicitor so that the conveyancing of the sale is successfully undertaken.

If you don't already have a solicitor, we work closely with Paris Steele WS to ensure your whole transaction from advertising to completion is seamless.



COMPLETION

On completion of the sale we'll release the keys to the buyers and manage the handover of the property.



Our business comes from our reputation and customer referrals. We attract new customers because we take very good care of our customers and our employees. It's as simple as that.





Award-winning Edinburgh residential property agents
delivering a better way to sell your property



4.7
★★★★★
Google Reviews
(625+ reviews)



Members of The Property Ombudsman Scheme **THE PROPERTY OMBUDSMAN**
Approved Redress Scheme

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