



Our step by step guide to

# *Selling Your Home*

*A. M. Simpson & Son*  
SOLICITORS & ESTATE AGENTS

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## *Marketing your property*

Due to our pre-eminent position in Moffat and the surrounding area, we have an intimate knowledge of how best to market properties in this area.

We will...

1. Provide a free no-obligation initial meeting and valuation.
2. Come and inspect your property and discuss what we think the value is, how it should be marketed and at what 'upset' price (the minimum price at which you will entertain bids).
3. Prepare a brochure showing your property to its best advantage. We have a number of styles of brochure costing from as little as £45 to £250.
4. Display your property in our window and in the Dumfries & Galloway Solicitors Property Centre, including its extensive and popular website.
5. Quote to you in writing the costs involved, including our estate agency fees and conveyancing fees, together with all outlays.
6. Discuss the marketing with you from time to time until a suitable offer is received.

## *Selling your property*

As we are solicitors as well as estate agents we will deal with the legal aspects of the transaction, right through to completion.

We will...

7. Negotiate with the purchasers' solicitors and formally accept the offer to conclude the contract.
8. Procure and exhibit the titles, and answer all queries raised by the purchasers' agents.
9. Obtain all local authority and land register searches.
10. Discharge any existing security on the property and arrange for repayment of any secured loans.
11. Attend to all matters in connection with the final settlement, and remit the net proceeds of the sale to you.

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