

# How To Sell Your Home Quickly At No Cost To You

**Proven Step-By-Step Strategies For Selling Your Home, Land Or Property Quickly At No Cost To You**

Brought to you by:

**Leicester Property Solutions**



## **How To Use This Special Report...**

This special report will help you best when it is printed out and read in hard copy format. This allows you to easily and quickly flick through the report and highlight the most important sections. You can also make notes as you go along, directly onto the report itself.

We advise you to read through the whole special report in one sitting if you can. If you have any questions or queries you would like us to answer, please do feel free to contact us for a chat

Email: [info@leicesterpropertysolutions.co.uk](mailto:info@leicesterpropertysolutions.co.uk)  
Telephone: 07804 015 684

That's the formalities covered. Let's crack on with revealing the closely guarded secrets you need to know if you want to sell your home or property quickly at no cost to you...

This report will show you the tricks and secrets you must know if you want a fast sale of your property.

## Who Are We?

My name is Lorraine Harris of Leicester Property Solutions, a small company based in Leicester in the East Midlands. Myself and my colleague Suzanne Bates have been working together in Leicester for the past 10 years helping local people to sell their property quickly, at the maximum price and with as little fuss as possible

Our priority is to ensure that *you* get exactly what you want from our service, we LISTEN carefully to what you need to do, then we tailor a solution to help you with your property problem that fits your requirements exactly, so you can simply move on quickly with your life - because that's all you want to do isn't it?

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## So How Can We Help?

As you've taken the trouble to order this special report from us, I know you want to sell your home or land quickly at no cost to you... I also know that...

### **Selling Your Property Can Be An Absolute Nightmare!**

When selling your property through an estate agent, you have to carefully plan for many essentials before you have any chance of selling your property quickly and at a good price:

- If your property needs renovation or refurbishment, you will need to get it paid for and completed before you do anything else...
- You need to find a reliable and honest estate agent...
- Your property will need to be made spotless for viewings...
- If your estate agent finds you a buyer, you will need to wait a few months for the buyer to arrange a mortgage...
- If the buyer is in a chain, you will need to wait for their home to sell before yours can be purchased...
- If the buyers chain breaks, you have to start all over again!

This process commonly takes many months of stress and hassle and explains very clearly why my service is consistently in high demand from homeowners across the UK...

The purpose of this special report is to give you dozens of ideas for selling your property without having to go through the stress and hassle commonly associated with a 'normal' sale...

In just under 10 minutes you will know:

- How to find and contact quick cash buyers in the Midlands area without spending a penny of your own money
- What you need to have ready before you speak to a quick buyer
- How to avoid the rip off merchants and builders, desperate to take advantage of your situation
- How to get the best possible price for your property
- How to sell your property in just 14 days or less
- How to avoid paying thousands of pounds in estate agent commissions and legal fees

## Are You Sceptical Yet?

I hope so, because if you're not I'd be very surprised! All the homeowners I've spoken to are waiting for 'the catch' when they get to this point - give me a few more minutes and all will soon become clear. I promise.

Through my experience and knowledge of the property business I understand what homeowners go through when selling their home...

Dealing with estate agents, solicitors, mortgage brokers, viewings and relocation companies can all too easily get on top of you.

- There are the hours wasted tidying and freshening your home only for a group of strangers to pick apart and criticise your efforts
- Then there are the infuriating people who do not even bother to turn up after you've spent valuable time preparing your property for them
- And let's not forget the timewasters and curious 'lookers' who say they are interested but never call back and I won't even mention the uncertainty of not knowing whether potential buyers are actually able to get a mortgage to buy your property in a timely manner.

## If Time Is Of The Essence, You MUST Ask Yourself This Question...

*"What is the best possible way for me to get in touch with a serious, qualified and experienced buyer who can provide me with the help I need to solve my problem?"*

After all, if you wanted to wait months for your property you wouldn't be reading this report would you?

You will learn a far better way as we make our way through the report. A way in which you take control of the sale instead of being taken for a ride like many homeowners.

## Before I Go On, I Would Like To Get One Thing Straight...

I am not criticising estate agents or putting them down. I think the majority of them do a fantastic job.

But put yourself in their shoes for a moment...

Lets imagine for a moment that you have a computer database full of hundreds of beautiful and desirable homes for sale...

- Would you feel any emotional attachment towards any of them?
- Apart from your commission what other forces are motivating you to sell each of those homes?
- Would you break into a sweat, go all out to sell just one home?
- What if that home had been on the market a while?
- Would you work hard to sell that old home or the brand new £300,000 5 bed detached that arrived this morning?

Come on, you would surely go with the numbers wouldn't you? And why would you work hard to shift a 'stale' property when you have a fresh new one you can promote instead?

Your commission is your main motivating force, so you would surely try and sell the properties that make you the **most money** for the **least** amount of work...

## It's Common Sense!

After all, would most estate agents care if that *old* home sat on the market another month or two or three?

### I seriously doubt they would.

To give you an idea of the type of homeowners who request this special report, around 1 out of every 3 enquiries I get are from people who are unhappy with the service they have received from an estate agent!

That's right, you read it correctly, a third of the total number of forms we receive each and every week.

And these aren't the local, one-man-band outfits either.

Most of the complaints we receive are directed towards the big town centre establishments and national brands!

The main complaint is that, after a feverish first few weeks the agent simply lost interest and let their clients home languish on the market before it eventually became stale.

Now, this is fine if you happen to be a multimillionaire and a few months here and there do not matter but what if this happened to you?

Potential buyers will eventually become suspicious as to why your home hasn't sold...

- "What's **WRONG** with it?"
- "Why hasn't somebody bought it by now?"
- "Maybe other buyers know something I don't."

Of course, YOU know there's nothing wrong with it but how were you to know the estate agent wouldn't make the effort to promote your home to enough serious buyers?

After all, estate agents don't pay your mortgage, clean your home or cut your grass. Why would they care if the home does not sell quickly? They can just move on to the next one – **a luxury you do not have**. Do you see what I am getting at here?

Selling your home through an agent isn't always going to guarantee you a fast sale for the price you were promised...

### **Surely You Would Be Better Off Keeping The Agents Commission For Yourself And Selling Your Home Without Incurring Any Costs Whatsoever - Wouldn't You?**

You don't know me yet, I realise, but I honestly hate to think of you wasting months of your precious time with people who simply do not understand or have experience of your situation.

I cannot imagine the number of people who could have benefited greatly from our service, but never did so because they didn't contact me in time.

After all, how many people have the insight and creativity to think of selling their home without the use of an estate agent?

Not many, I assure you, but that isn't due to ignorance *its due to lack of knowledge*.

They are scared of what is involved in selling directly to the buyer – as the old saying goes...

### **"The Confused Mind Always Says NO!"**

Well let me clear this up once and for all and explain how we work compared to how an estate agent works...

## Estate Agents Service

1. You contact the agent
2. You arrange a meeting
3. You wait a week for the agent to arrange to take photos of the home
4. The agent draws up the particulars of the home once the photos and measurements have been taken
5. An efficient agent will have the property in the local newspaper within a week or so
6. If you are lucky the property will also appear on an internet site
7. 2 weeks or so after first contacting the agent you may begin to get viewings
8. The home must be cleaned from top to bottom and any refurbishments required must be taken care of – these will cost you anywhere from £50 to many thousands of pounds.
9. The average number of viewings for a home to sell is 10-15 viewings
10. Lets be optimistic and say it takes only 10 viewings to find a buyer. That means the home must stay in pristine condition for another 2-3 weeks.
11. Finally, after nearly 7 weeks somebody is interested and they want to buy the home!
12. He needs to arrange a mortgage which will take anywhere from 5-7 weeks (if everything goes to plan).
13. His solicitors contact your solicitors and the searches and relevant legal work are undertaken in the meantime.
14. At this critical moment in the sale he could so easily pull out, and buyers very often do.
  - What if he is unhappy with his solicitors findings?
  - What if the mortgage falls through?
  - What if he is offered another property he likes?
  - What if he cannot sell his old home?There are many external factors affecting the buyer, over which you have absolutely no control.
15. Assuming the buyer is happy with the legal side of things and the mortgage offer is given, the sale goes through almost 3 months after the first contact with the estate agent.
16. But that's ok the agent will cover 3 months worth of mortgage repayments in the meantime, as well as paying your legal fees... Won't he?  
Oh dear!

**This is an optimistic scenario.** What if the agent didn't find a buyer? What if you were forced to wait another 6 months (or longer) to find a buyer?

What would you do if you were gazumped? What if your buyer was gazumped? Because of the huge amount of time estate agents take to sell properties you could leave yourself exposed to all sorts of factors which could seriously affect the progress of your sale.

## Using Our Service

1. You complete our online quick cash form by visiting the following website [www.LeicesterPropertySolutions.co.uk](http://www.LeicesterPropertySolutions.co.uk)
2. You do not need to clean, tidy or renovate your home. I have a small team of builders and decorators who will carry out any required work after completion at my cost of course.

3. I will personally call or e-mail you to discuss your situation and how I can best help you. Sometimes we are asked to simply purchase the property, but we can do a lot more... we can even pay your mortgage payments every month allowing you to move out, and guarantee to buy your house at an agreed date in the future.
4. If you would like us to have a look at the property, you simply let us know when you are ready. We will not call you again unless you ask us to. If we can't help you, then we remain friends and happily go our separate ways ☺  
**You are under no obligation to do anything.**
5. If you want us to view the property, we will visit you at a convenient time.
6. I will present you with a written offer within 48 hours. If you accept our offer...
7. Our solicitor will contact your solicitor and we can begin the sale process. If you want, we can also pay your legal fees too - we simply arrange for your solicitor to bill us for his/her legal work not you.
8. Since we do not always buy using a mortgage, we can have the cash to you within a week as well as paying ALL your legal and moving fees too. If we are using a mortgage, we will let you know from the outset so there are no surprises later.
9. We promise total confidentiality throughout. **Your friends and neighbours won't even know the property has sold!**
10. The price of the property and the fact that it is being sold is never revealed to anybody but your solicitor.
11. You could have sold your home within 14 days at absolutely no cost to you
12. With the thousands of pounds you will save in unnecessary agents commissions and legal fees you are free to go on holiday, buy a new car, pay off your debts or decorate your new home.

### **It's Your Money. Spend It However You Like!**

When it comes to selling your most valuable asset, it makes perfect sense to cut out the middleman and deal directly with the source. After all...

### **What's The Point In Paying An Estate Agent To Pick Up The Phone And Call Somebody Like Me When You Can Do It Yourself?**

And there you have it. The difference between selling to us compared to the estate agency route.

#### **Please bear in mind:**

1. We specialise in quick completions.
2. We give you a definite YES or NO over the phone or upon meeting with you in person.
3. You will be given a straight, HONEST answer as soon as we have reviewed your form - you have my word.

Why don't you give us a try? Simply click on the link below to get started:  
<http://www.leicesterpropertysolutions.co.uk> or Call 07804 015 684

### **Take Advantage Of Our 100% Risk Guarantee (below) And Fill In The Online Form Today**

Once you have accepted our offer to purchase your property, if we fail to

purchase your property or back out for any reason, we will pay you £200 **no questions asked!** That's how confident we are of our ability to help you.

There is no money to send, no contracts to sign and certainly no hard sell. I will simply call or email you for a quick chat to establish whether we can help you. If there is anything you do not understand please call or e-mail me and I will get straight back to you - I am happy to personally answer any queries you may have. Simply fill in the form, sit back, relax and let the professionals do all the hard work for you...

### Why do People Come To Us?

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- Maybe a new job requires you to sell up and move elsewhere – and you don't want to end up paying off two mortgages.
- Maybe you've tried the estate agent route and became frustrated with a lack of response
- Maybe you just want to downsize to a more manageable property or sell the property and pay off any outstanding debts you may have.
- Maybe you've separated or divorced and need to split the equity
- Maybe you're worried you may lose your home due to missed mortgage payments

It could be divorce, marriage, death or birth, a move down the road or emigration to Australia – **whatever the reason, you have decided to move on.**

It's time to sell and get on with living your life.

We are a professional, competent and highly organised team ready and able to buy your home quickly and without fuss.

Fill out our simple web based form with some details of the property. That is all we need from you to get started today... <http://www.leicesterpropertysolutions.co.uk>

**No Contracts, No Hidden Costs And Certainly No Commission!**

**After all, you have absolutely nothing to lose but your problem property!**

Best wishes

*Lorraine Harris*

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