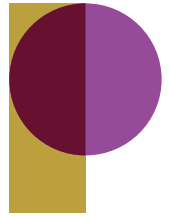


Plumlife
move



SO, you're ready to sell your Shared Ownership home?

Welcome to your guide on how
to get going with Plumlife Move



People. Places. **Purpose.**

rightmove 
find your happy



Shared Ownership Resale Made Easy

An introduction to what we do

Our simple goal is to achieve the sale of your Shared Ownership home in the best possible timescale for you, while ensuring you are supported through every step of the process. All Shared Ownership homes must be sold on the basis of an independent RICS valuation, and our free market assessment will help you to understand what the best price might be.

Our friendly team understand all the nuances of Shared Ownership and can quickly and effectively market your home in its very best light. No two homes are the same and no two sellers are the same, so we take this on board and treat everyone individually but with the same ethical, responsible and professional approach.

From our eye-catching for sale boards, stunning showroom and effective marketing campaigns to our experienced, friendly Sales Consultants, we ensure all of our customers receive the best possible level of service.



Step One

Instruct Plumlife Move to sell your home

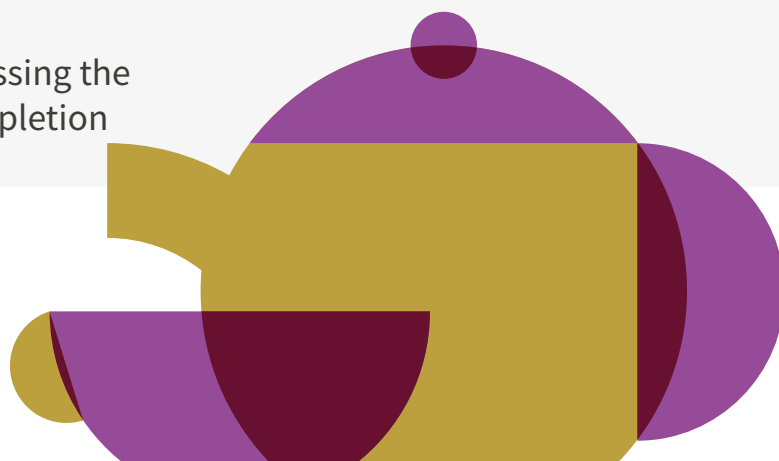
If you have decided you want to sell your Shared Ownership home, first make contact with the housing provider that owns the other share of your home and then reach out to us afterwards on **move@plumlife.co.uk** or **0161 447 5050**.

We have dedicated Shared Ownership experts who will explain everything to you and answer any questions you have. It's our mission to ensure your sale goes smoothly and you'll have a dedicated point of contact with you throughout the whole process, from the moment we list your property until the moment someone completes the purchase on it!

Once you instruct us, what does our service include?

- Professional photos and floorplans
- Accompanied viewings (optional at no additional cost)
- Shared Ownership expertise
- Dedicated account manager to talk you through the process
- Managing enquiries from potential buyers, and assessing and approving their applications
- Working with your solicitor, the buyer and their solicitor, IFA and mortgage lender
- Administering and progressing the sale, through to legal completion
- Marketing your home by:
 - creating professional property details
 - sending mailshots
 - advertising on property websites including Rightmove and the Plumlife Move website
 - marketing through our social platforms

We're proud to offer a Shared Ownership specialist resale service that high-street agents can't compete with!



Step Two

Get a valuation

We will kick-start the process by giving you a free market assessment to help you understand what the value of your home might be but all Shared Ownership homes must be sold on the basis of an independent RICS valuation.

RICS is the Royal Institution of Chartered Surveyors. The sale price will be based on the value they provide and your housing provider will need to approve this.

Our Shared Ownership experts will help you through this process but there's a few things you'll need to have ready:

- Your EPC
- Details of your lease
- Proof of home ownership and the contract you have with your housing provider

“Plumlife Move were very helpful with what would have been a very stressful purchase, the team went above and beyond to help me out.”

Plumlife Move Customer, August 2022

“Denise helped me find this home after I was unsuccessful for another property. The team put my case forward straight away, and this house was perfect for me. It was meant to be.”

Plumlife Move Customer, January 2023



Step Three

We market your property

One of our experienced and friendly Shared Ownership experts will market your property, to help you sell your home as quickly as possible.

Here's how we do that:



We find out about your home to help create a listing

We will speak to you to find out everything we can about your home, and then write a listing about your property that sells it in the most exciting and relevant way. We will also take brand new photos of your home that show it in the best light!



Advertising your home

We advertise your home on various property websites, including our own brand-new website and on Rightmove. We will also promote your home via social media.



We'll speak to our current waiting list

As we help many people across the North West to sell their Shared Ownership home, we have a large list of people who are ready and waiting to purchase a home just like yours.

Step Four

We sell your home

We'll work hard to find an eligible buyer and then work together with you and your solicitors to sell your home and complete the sale. We've outlined the process below but your dedicated Plumlife Move representative will always be there to talk you through the process.

1

You appoint a firm of solicitors to act for you.

We produce a Memorandum of Sale with all the details of the sale and write to:

- you
- your solicitor
- your buyer
- your buyer's solicitor
- your landlord's solicitor

2

Your buyer's solicitor checks the paperwork from your solicitor and gets answers to any questions. Your Plumlife Move representative will be there throughout this step to communicate with everyone, to move the process along and offer any advice around Shared Ownership nuances.

3

Your buyer works with their financial adviser to get a mortgage approved.

4

Your solicitor lets you know when contracts are ready to be exchanged and you agree a completion date that suits you and your buyer.

5

We'll give your solicitor a completion statement that sets out what you've already paid what you need to pay, e.g. outstanding ground fees.

6

We'll help you arrange the best time and place to hand keys over to your buyer.

Congratulations, you've sold your house!

We're here when you want to talk



We're proud to have a customer hub that's open Monday to Friday for you to drop into, or we are always just a phone call or Zoom away!

Thanks to Plumlife Move being part of the Property Ombudsman Scheme (TPO) and a redress scheme, we're able to offer reassurance to everyone we work with.





www.plumlifemove.co.uk

 @PlumlifeMove  Search Plumlife Homes

Armitt House, Monmouth Road, Cheadle Hulme, SK8 7EF
Mon – Fri: 9am – 5pm



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