

42 Reasons People Buy Our Service

	Who Buys Our Service?	Why?
1	Death / Probate	We can purchase swiftly, but also can be flexible in the condition of the sale.
2	Divorcing couples	Want cash quickly, don't want the whole street knowing that they're selling up etc.
3	Relocating Jobs	Want cash quickly and want to be rid of the stress, also they often receive a re-location package.
4	Elderly going to warden accommodation	Don't want the hassle of estate agents, viewings, solicitors.
5	Change of job situation -part of contract to live on site	Want cash quickly
6	Poor health - move to bungalow or warden accommodation	Don't want the hassle of estate agents, viewings, solicitors.
7	Repossession	Certainty, speed
8	Emigrating	Certainty, speed
9	Don't want to deal with estate agents etc.	Hassle free
10	People who want the whole package	Hassle free
11	Setting up new business - need equity	Want cash quickly
12	Vendor put down deposit on another property	Certainty, speed
13	Two parties getting together	Certainty, speed

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14	Property too small, seen another property	Certainty, speed
15	Moving in with an ill relative as a carer	Certainty, speed
16	Property not mortgaged	Flexibility
17	Wanting to travel the world	Certainty, speed
18	Lost job and can't pay mortgage	Certainty, speed
19	Seen dream property	Speed, can't move until sold
20	Environmental	Want a fresh start in a new area
21	Trauma	Lost partner and don't want to stay in property, speed, hassle free.
22	Sale fallen through	Need a fast sale, certainty, speed.
23	Robbery	Certainty, speed, don't want to stay in property.
24	Separating couples who've not been married	Often there is a high sense of urgency and a lack of trust between the vendors we can mediate and re-assure more than a normal purchaser.
25	Blighted property	We can secure it on an option, do the works and then purchase it with a mortgage.
26	Failed to sell at auction	These people thought they were going to sell and now haven't. They're very motivated.
27	Not fit for purpose property (e.g. bungalow with flight of steps up to it)	This is a very common reason, we can purchase with different end-users in mind (e.g. we can rent a two-bed bungalow as if it were a 2-bed flat).

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28	Facing bankruptcy and need to pay off unsecured loans swiftly	We can help with negotiating down unsecured loan and also can complete very swiftly, even halting repossession.
29	Property in poor condition	This makes it generally unmortgageable.
30	Property incomplete	No bathroom / kitchen means it's generally unmortgageable.
31	Vendor marketing without an agent	There are many reasons for this but will make a sale less likely.
32	Vendor only wants to sell a part of the property.	This can be a great solution for retiring couples, who want to stay in-situ but downsize.
33	Vendor wants to stay in the property post completion.	There are four FCA compliant ways of doing this now.
34	Vendor wants to exchange and then dictate completion date (we can do this with up to 5.5 months delay very easily).	We can do this with up to 5.5 months delay very easily, longer if required.
35	Vendor wants very near to MV but needs certainty now.	We can exchange now and complete later. The length of time of the delay in completion is proportional to the discount achieved.
36	Vendor needs a cash advance now	I've paid £2,000 for the option before now to help vendors out with short- term cashflow issues.
37	Vendor lives overseas and wants to wrap up the sale while they're back here for a short period.	We can sign everything now, give a guaranteed sale and FedEx docs to them if required they get to go home knowing it's all sorted.
38	Property is overseas	We buy these at or just under 50% of MV so long as they are also cashflow positive.

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39	Vendor needs to sell now, but retain capital growth and income moving forward.	This is a great win-win that not many purchasers would be able to offer (or know how to offer).
40	Sophisticated vendor who wants to develop but can't fund the development and.	We can purchase, fund the development and then split the profits.
41	Retiring investor who wants to use his CGT allowances as effectively as possible.	We can buy an option this year and purchase the property for £11k less next year giving him £22k free CGT.
42	Two properties on one title.	More than one kitchen makes the property generally unmortgageable.