Sadhana Property

Seller's FAQ's

What you need to know about selling.





Seller's FAQ's

Frequently asked questions about selling.

Fees

How much is a valuation?

There is no fee for this.

How much does a consultation cost?

There is no fee for this. You are welcome to talk to us about any of your property related queries, whether re-financing your current property to help you move onto your next home, whilst retaining your existing as an investment, or simply when, and how best to market and display your property.

How much does it cost to list my house or flat?

There is no fee.

What certificates do I need, and who pays for them?

An Energy Performance Certificate. We will arrange this on your behalf if required, however the cost will be incurred by the seller. Depending on the property, EPCs can range from £75 +

What are your selling fees?

- 1.5% + VAT Sole agency
- 2.0% + VAT Joint sole agency
- 2.5% + VAT Multiple agency

When do I pay Sadhana Property its fee?

We will invoice your solicitor once contracts have been exchanged, and they will send payment to us within 5 working days of completion.

Marketing & Listing Requirements

Where do you market the property?

Rightmove, Zoopla, On The Market, and Prime Location. We also do a mail out to our registered applicants.

What do you need before you can list our property?

- Signed terms and conditions
- Completed AML check
- Proof of ownership (Title register ideally)
- Valid EPC
- Any ground rent and service charge information if applicable
- Confirmation of number of years remaining on your lease if applicable



Selling Process & Legal Steps

When is the best time to sell?

We would always suggest listing your property as soon as you have decided you wish to sell. You can always delay a sale to a completion date that suits you.

When should I instruct my solicitor?

As soon as you sign terms and conditions with us or any agent. Your solicitor will need to carry out their own AML and compliance checks before being able to act for you. They will also need to obtain documents from your lender (if applicable). If a leasehold property, supply your solicitor the details of your management agent/Freeholder asap so that they can apply for a management pack straight away.

The above will then enable your legal representative to send a contract and supporting documents to the buyer's solicitor as soon as possible after a sale is agreed avoiding any delays.

Company Info & Additional Help

How should I present my property for the photographer and videographer?

Please see: how to prepare for photos

Is Sadhana Property a registered company?

Yes. Sadhana Property is a trading name of Sadhana Property Group Ltd, registered in England & Wales (Reg No 13967794) Registered address: 32- 33 Upper Street, London N1 OPN. VAT number: 485033881.

Is Sadhana Property regulated?

Yes. Sadhana Property are members of Property Mark and the Information Commissioners Office, as well as being registered for Anti Money Laundering, and we are member of a Redress Scheme.

Property Redress ico. Information Commissioner's Office arla | propertymark PROTECTED



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