



We offer a blend of property-related and home-move support services for retired homeowners. If you're selling your home (or helping an elderly parent to do so), we will take the stress and hassle away, by dealing with everything from solicitors to estate agents.

When you invite Bridgefast to manage, support and advise you on the sale of your home, we will arrange for you to have a single point of contact for all aspects of the process. A dedicated personal adviser will work in partnership with you and any other members of your family who may be involved, to co-ordinate the entire process. We are committed to the success of your property sale and are there to provide suggested solutions to the smallest of problems, with one aim: your peace of mind. Each managed sale we undertake is unique and designed to minimise the inconvenience and stress of the whole process, while maximising the sale proceeds of your home. You retain full control over the marketing price of your property and all offers will be discussed with you prior to acceptance or otherwise.

Our services include:

- Estate agent research including market appraisals
- Compilation of Marketing Strategy Report - so you have all the options
- Estate Agent instruction and commission negotiation
- Monitoring of estate agent and marketing progress, with ongoing recommendations - we do all the chasing
- Offer negotiation - we strive to get the best price for you
- Continuing solicitor and estate agent communication, to speed along the conveyancing process
- Production of Energy Performance Certificate
- Arrangement of quotations for additional services
- Closure of utility and council tax accounts on sale completion.

Above all, we provide a personalised service, tailored to your individual needs.

To find out how Bridgefast can help you, contact the Family Building Society on **03300 244594**, or email newbusiness@familybsoc.co.uk

How Much Does The Service Cost?

Option 1

Our fee is based upon a percentage of the final sale price achieved and paid from the sale proceeds.

Inclusive of:

- Management Fee*
- Estate Agent's Fee
- Conveyancing

Arrangement of additional services and initial payment of supplier invoices, costs being deducted from sale proceeds.

Property Value \leq £400k
Management fee of 1.75% of final sale price

Property Value $>$ £400k and \leq £800k
Management fee of 1.5% of final sale price

Property Value $>$ £800k
Management fee of 1.35% of final sale price

Plus VAT at 20%

Option 2

Our fee is based upon a fixed management fee, a capped rate for estate agent fees, and a fixed fee for conveyancing. Fees are paid out from the sale proceeds.

Management Fee

Property value	Fixed Fee
\leq £400k	£895
$>$ £400k and \leq £800k	£1500
$>$ £800k	£2500

Choices

1. Estate agents Fee capped at 1.25%
2. Conveyancing

Property value	Fixed Fee
\leq £400k	£750
$>$ £400k and \leq £800k	£850
$>$ £800k	£995

Plus VAT at 20%

We will apply whichever of the two pricing options proves most economical.

Additional services by quotation: removals, house clearance, decoration or remedial work, garden maintenance, vacant property insurance, water system down drain, auction appraisal for items of value, lock change.

An Energy Performance Certificate can be provided at a cost of £49+VAT.

Any non-standard cost will be advised prior to being incurred.

*This does NOT include properties designated as "Retirement Properties" due to restrictions applied by the property developers. Management fees for properties of this type will be subject to quotation.