



# Selling because of a Relationship Breakdown **Sellers Guide**



We can provide you both with a market appraisal of your property; either together or separately.



## Selling when you're already stressed

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**Selling a property at the best of times can be both challenging and stressful, doing so after a relationship breakdown can often make it even more so.**

Firstly, we understand. Many of our staff have been through the exact same challenges you are currently facing right now. I'm sure comments such as 'things will get better' are of no use at all, but seriously, they do and they will.

How can we help to move both of your lives forward and achieve the best possible outcome for both parties?

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## **Communication really is key.**

Once the difficult decision has been made that the property is to be sold then we can help by offering the best possible advice as to the value of your home and the best way to proceed.

It is vital that for things to move forward, both parties are in agreement, and that we have full contact details and suitable ID for you both.



## **Getting your property valued.**

We can provide you both with a market appraisal of your property either together or separately, if that would be more convenient. Having agreed an asking price, we will prepare sales particulars and arrange for our team of Property Consultants to visit your home before we launch it into the market place.

Viewings will always be accompanied by a member of our sales team and any feedback will be passed to both parties, where possible. Rest assured, it is our intention to achieve the best possible price in a timescale that suits both parties.

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**Your onward plans are also important to any transaction.**

The sooner we know whether you will be needing to tie in onward moves, the better. You will need a Conveyancing solicitor to deal with the sale of the property and it is often easier to agree to use a solicitor independent to any Matrimonial Solicitors already instructed. We can assist by contacting local solicitors for you who will provide you with a quote for the sale transaction.

Your conveyancing solicitor will need to be giving joint instructions with regards to the distribution of the proceeds from the sale.

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## The administrative bit.

You will also need to complete various Law Society documents in relation to the sale of your property, these will form part of the sale contract and include which Fixtures and Fittings will be included in the sale and a Property Information Questionnaire, which covers things such as any alterations made, boundaries etc.

Completing these simple forms at an early stage will save both time and unnecessary stress once a buyer has been found for your home, we would be more than happy to assist with the completion of these forms.

At Sims Williams, we've been helping clients for over 40 years, so you'll be in safe and experienced hands at what can seem like a very daunting time.



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