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## **Pre Purchase Renovation- Matching Scheme guide for buyers**

The Pre Purchase Renovation Matching Scheme Option enables property buyers to renovate, modernise, personalise or even extend properties before completion at no upfront cost. Property buyers will be able to select properties **“Available for Matching”** with our partner agents, or if you have seen a property not currently available for matching we will work with the agent and seller on your behalf.

All of our properties available for matching have a **“Matching Price”**, a price that incorporates the works/renovations to be completed as well as the prevailing market value of the property. Thus to get started the property buyer should look for properties below budget to allow for the cost of the works to be completed, or a matching price at budget or below.

### **How does it work?**

1. Homesmatch would agree with the vendor and the Estate Agent, the current value of the property
2. An additional valuation will be undertaken prior to commencing works, to identify what the new valuation of the property would be after renovation. The matching price, the figure to be paid by you the buyer would also be agreed at this point.
3. The property would be marketed at the current price **AND** at the **“Matching Price”** ‘£x’ to reflect potential renovation/extension works
4. You can then make an offer for the current value as normal **or**
5. Agree to purchase the property at the matching price which includes the works you want to be completed.
6. Homesmatch will work with the buyer and seller to agree all works to be undertaken, and completes these works at no cost to you the buyer or the seller.
7. An agreement would be signed with a solicitor to protect all parties
8. On sales completion our costs and fees are deducted from the agreed matching price. All works are included in the purchase price of the property, so there is no upfront cost to you the buyer.

### **What’s the benefit?**

**HOMESMATCH**



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- This scheme works well for buyer's who cannot find the perfect property in their desired area, or have seen the perfect property but it requires renovating/modernising/extending and they do not want the hassle of organising/managing the works once moved in.
- Also for buyers who may struggle to finance any works required on the property after completion.
- You the buyer can also specify and personalise all works to be completed (within planning/structural limits etc) to ensure the perfect property match.
- Many buyers have seen properties they love, **if only** it had a new bathroom/kitchen etc. Now they can buy one without having to find the cash, whilst also having the chance to choose colour schemes, new layouts etc.

For more details, please call **Cath** on **07713627883** or **Charlie** on **07449075618**



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