

Services Update.

December 1, 2017.

In order to make it easier, more effective and more streamlined for client to invest, we will be introducing a number of changes, effective Jan 1, 2018. Where possible we will introduce these even more quickly.

The challenges we are addressing are;

1. Ever increasing anti money laundering regulations (red tape for clients).
2. Ever increasing Gazzumping by sellers (see press article on UK Government concerns).
3. Increasing contractor prices.

KYC and Anti money laundering.

We are seeking accreditation to be able to do this, under our own umbrella, up front, when we first meet a client. Our aim is to then be able to passport the client into a lawyer, tax advisor, bank (as relevant). Our aim is to cut the client red tape. **Once we are accredited, this will be a free service.**

Seller gazumping.

In an effort to increase our property sourcing success and to reduce gazumping by sellers, we propose to take a reservation fee of £5k, which will turn into a deposit on the property. This will be taken when you select a property. There are complexities around client accounting, and we will aim to explain this the best we can, below. Our underlying aim is to improve our success in buying properties for you, with sellers. Secondly, we are aiming to reduce seller gazumping to zero. The deposit will be refundable if the seller does indeed withdraw, or it can be used against another property. **This will help you invest more quickly and easily.**

Preventing increased Contractor costs.

There is a shortage of tradesmen. In an effort to keep sub contractor prices as low as possible, we will in future be invoicing for renovations one week prior to the anticipated Date of Entry. Our aim is to hold tradesmen's prices down and to keep service levels high, by improving their payment terms. To do this, we will be paying the subcontractors weekly, during the 6-8 weeks of renovations. Knowing client funds are available will be a big draw for good and reliable Tradesmen. **This will help us keep our promise of 'on time' and 'on budget'.**

IMPORTANT.

The Reservation fee / Deposit will be held by Grant Property in a client account, and passed to a Lawyer as part of the property conveyancing process. It is non-refundable to you, unless the seller chooses to withdraw. If the seller does withdraw, we will hold it for an alternative property, or it can be refunded to you.