

ROOK
MATTHEWS
SAYER

sellers guide

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WHY CHOOSE ROOK MATTHEWS SAYER?

“Our Friendly and experienced team will be dedicated to ensuring the successful sale of your property. With local offices supported by strong regional networks, Rook Matthews Sayer is uniquely placed to reach more buyers on your behalf”

Clive Rook, Managing Director, BSc (Hons) FRICS



THE BEST PRICE FROM THE LARGEST MARKET

A buyer for your property at the best possible price – that is what every seller wants. At RMS we know that this can only be achieved by reaching the widest possible market, which is precisely what every part of our service is designed to achieve. We also take the time to understand your individual needs and tailor our service accordingly.

RMS is one of the leading, independent and most successful estate agents in the North East. We are members of The Royal Institution of Charter Surveyors, (RICS), the world's leading professional real estate body, a sign of our commitment to you to provide high standards of professionalism and quality of service.

When you instruct RMS to market your property you are opening your home to a large marketplace. Your local office is supported by the 16 strong RMS regional network. This adds up to a powerful marketing resource with the sole aim of introducing more buyers to your property.

You will be supported by members of the RMS team, who have each been handpicked for their experience, professionalism and dedication to customer service. We encourage a friendly, helpful and 'can do' approach, and reward success.

As well as residential sales and lettings, we have specialised departments for mortgages, property management, EPCs and surveys & valuations. We also have a specialised department dealing with commercial property and business sales.

We will provide you with a clear and transparent agency agreement with a concise summary. Charges and other important areas of the agreement will be summarised and highlighted.

"RICS are committed to upholding and ensuring members maintain the highest professional standards and promote best practise. As an institution we act on behalf of the general public and support property professionals and firms such as Rook Matthews Sayer who carry the RICS mark of standard, the mark of the property professionals worldwide."

RICS North Operations Director, Jennifer Welch



HOW DO WE REACH YOUR BUYER

Website Marketing

Your home will appear on over 14 websites; including Rightmove, Globrix, Prime Location and with over 40,000 new visitors a month www.rookmatthewssayer.co.uk

Local Office

Research shows that the vast majority of potential buyers live locally, often within a few miles of your home. This is why, with RMS, marketing of your property always starts at your local office.

Brand Magnet

As one of the region's most recognisable brands, we register thousands of buyers every month, which means your property will reach a bigger audience.

The RMS team

Our highly trained and friendly team has the skill, expertise and commitment to negotiate your sale through to a successful completion.

Comprehensive Marketing

Maximum exposure for your home, through press advertising, direct mail to our applicant data base, SMS and on line, so more people will see the details on your home.

Regional Offices

A significant number of buyers move within the region and our 16 strategically located offices constantly refer buyers around our network.

Fine Living Homes

A unique market leading service and brand in the promotion and sale of high value, prestige homes in the North East of England which is offered by our specialist teams via our seven Fine Living branches, strongly supported by our regional offices.

For Sale Boards

Our research shows that a 'For Sale' board is one of the most effective ways of generating buyer enquiries. Eye catching RMS 'For Sale' boards are instantly recognisable helping to promote your property 24 hours a day, seven days a week.

Prime Newspaper Advertising

Our experience tells us that well positioned and carefully designed adverts are key to effectively promoting your property. Our prominent and distinctive adverts are designed to show your property at its best and we will advise you on the most effective advertising campaign. Each of our branches choose the best print media to advertise in, whether it is the Journal Homemaker, the Hexham Courant or the News Post Leader. However, we can provide bespoke marketing packages.

The Latest Technology

Our extensive computerised database and estate agency software enables our staff to quickly match buyers to your property with text and email contact at the touch of a button.

Well Presented Property Particulars

Informative property details play a vital role in the selling process. At RMS we pride ourselves on the quality of our particulars which are carefully designed to show your property to its best advantage.



OUR SERVICES

Mortgages

Rook Matthews Sayer can introduce you to RMS Mortgage Services Ltd who have a team of qualified professional mortgage and protection advisors. RMS Mortgage Services Ltd is an appointed representative of First Complete Ltd, which is authorised and regulated by the Financial Services Authority. We may charge a broker fee, if a fee is charged it will typically be £195, payable on application. *Your home may be repossessed if you do not keep up repayments on your mortgage.*

Auction

Rook Matthews Sayer in association with The Agents Property Auction provide a quick, straightforward, simple way to sell your property within a fixed timescale and with the added bonus of a non refundable buyers deposit. The Agents Property Auction market your property across a regional network of 50 offices, some of the best property websites and the property press to achieve the maximum price on auction day.

Lettings

Our aim is to make the process of renting a home as simple and as stress free as possible, for landlords and tenants alike. Our service to landlords can be simply finding a prospective tenant, tenant find and rent collection or a 'worry free' management service, which will help take the stress out of lettings. We also have a landlords guide to advise you on all you need to know about letting a property.

Survey and Valuation

RMS survey and valuation team offer a highly responsive and quality driven service based on years of experience. The team are specialists in both residential and commercial property and are members of The Royal Institution of Chartered Surveyors (RICS) the world's leading professional real estate body, so you can count on us to provide an exemplary service. We aim to provide clear and accurate advice through a wide range of services including residential and commercial property reports, probate reports, matrimonial reports, investment, asset valuations, development appraisals, advice for compulsory purchase taxation and more.

Residential and Commercial Energy Performance Certificates (EPC)

Every property needs an EPC before you can go to market. To ensure the best and most secure service for our clients, RMS established its own department. Our service is fast, efficient and competitive and our team are quality compliant, accurate and professional.

Business Sales and Commercial

Our specialist business sales and commercial department offer advice on business sales and commercial property across the region from our Head Office.

Conveyancing

We can recommend a solicitor from our panel, one who has a long standing relationship with us, who are familiar with how we proceed, which helps speed the process to completion.





**ROOK
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Morpeth
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Bedlington
01670 531114

Ponteland
01661 860228

Blyth
01670 352900

Ryton
0191 413 1313

Fenham
0191 274 4661

West Denton
0191 267 1031

Forest Hall
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Survey Centre
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Gosforth
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Business Sales
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Heaton
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Head Office
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