



PlatinumSkies

Find your new beginning

A Guide To Selling Your Platinum Skies Property

Expert service from our dedicated resale team



PlatinumSkies

SOLD



Selling your Platinum Skies property

Selling a property can be a stressful, complicated and, at times, upsetting process.

As part of our continued commitment to support our homeowners, we work hard to keep the selling process as simple, transparent and stress-free as possible. And if you choose to sell through Platinum Resales, we can take care of the whole process from start to finish to give you peace of mind that you'll secure a sale, at the full market price, as quickly as possible. This guide explains the different selling options available and how they work.

- Helping you to decide what option is best for you
- Mapping out what you can expect from the chosen sales process
- And what the fees are likely to be based upon what you are looking to do

However you choose to progress, our teams are on hand every step of the way.

Introducing the Team

At Platinum Skies we have a dedicated team of resales specialists to support you every step of the way.

James Davies, Sales Director

“Our team of Resales Managers have unique skill sets that enable us to support every step of resale for our customers or their families. They are experts in marketing your property to our exclusive customer database and through our Platinum Skies website.

Our Resales Managers are trained in selling the benefits of Platinum Skies, explaining shared-ownership and managing the end to end sales process. They are able to co-ordinate our facilities team inspection, collate service charge and management pack information and liaise with solicitors, to ensure a timely completion”.

☎ 01202 088065



Your Sales Options Explained

When it comes to selling your Platinum Skies home you have 3 options.

1: Part Exchange

Part Exchange is for those people who have decided to move to another Platinum Skies property, either at the same development or one of our various other locations. This may be because you are wanting to change the size of your property to adapt to your needs, or it may be that you would like to relocate to be nearer friends or family. Platinum Skies will manage the sale of your property, finding a suitable buyer

either from our customer waiting list or from the open market, and guarantee you a sale at full market value.

When you part exchange all costs involved will be agreed with you, and we can defer those costs until the property you are exchanging has been sold. That way you can move today and pay later.

With part exchange we can get you moved into your new home in just a couple of weeks, as you can move into your new home before the sale of your old home is complete.





Your Sales Options Explained

2: Independently through an Estate Agent

For those confident to manage the sales process and are on hand to support the sale of their property you can, after informing Platinum Skies, appoint your own estate agent and solicitor to manage the sale and you will pay their costs directly. The agreed sale price will be based upon the price your estate agent feels that they can achieve.

As a leasehold property, purchased through shared-ownership there are several steps involved to complete a sale and we have provided a checklist within this document to help explain what is involved in this option. If you do intend to sell your property independently, you'll need to give us notice of up to 8 weeks, as a provider of shared ownership homes we may have a potential buyer.

If you are selling independently there are a number of costs, in addition to the Estate agent and Solicitors fees that you will need to consider.

- RICS Property Valuation £430
- Energy Performance Certificate £80
- Legal Disbursements £300
- Qualification of new buyer £50
- Parking Licence Administration £25
- Consent to assign lease £100
- Compliance Certificate £50
- Notice of Assignment £75
- Deed of Covenant/Licence to Assign £200
- Management Pack £400
- Facilities Inspection £250

All costs are subject to change and exclude VAT



Your Sales Options Explained

3: Platinum Resales

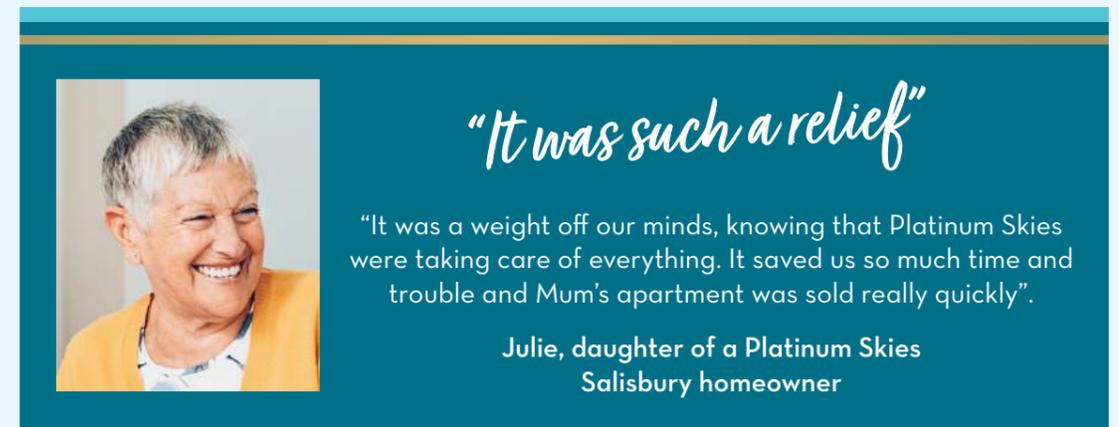
You can instruct Platinum Skies' dedicated resales team to manage the sale of the property and guarantee a sale at full market price. By instructing Platinum Skies to sell your property you are appointing the experts to market and manage your sale. Not only do we have unrivalled knowledge of shared ownership that enables

us to properly represent you and your property, you will also have the backing of a dedicated sales and marketing team. More importantly, with Platinum Resales we will manage the whole sales process, keeping you firmly in control and ensuring that you achieve the best price and a completed sale as quickly as possible. With Platinum Resales we can start selling your property the day after you instruct us to, no delays, no waiting for paperwork - we'll get straight on it to identify potential buyers from our exclusive nationwide customer database.

Our in-house conveyancing team will manage the sale of your property. With their expertise, enquiries and requests are resolved within hours, not the days and weeks you experience with external solicitors.



- Dedicated Resales Team - with expert knowledge
- Fully managed service from instruction through to completion
- No delays - we can start marketing your property the next day
- Priority listing on Rightmove and PlatinumSkies.co.uk
- Exclusive access to our database of thousands of prospective buyers
- Customer Service guarantee
- Weekly review including feedback on all viewings
- **One fixed fee that covers all of your selling costs***



** Excluding legal disbursements, please read the important information on page 7 of this guide*

Movers Checklist	If managed independently	If managed by Platinum Skies
Intention to sell/assign lease - submitted to PS	8 week notice period begins - Date able to sell / /	Start selling immediately
Death Certificate/Grant of Probate/ POA - certified copies sent to PS	Required - where appropriate	Required - where appropriate
Disposal Method agreed		✓
Facilities Inspection Booked (meter readings taken)		✓
Estate Agent Instructed		✓
Solicitors Instructed (TA forms completed)		✓
RICS Valuation Survey		✓
Energy Performance Certificate (EPC)		✓
Gas Safety Certificate		✓
Electrical Inspection Certificate (if built within 10 years)		✓
10 Year Build Warranty (if built within 10 years)		✓
Memorandum of Sale - copy to be sent to PS		✓
Qualification of New Buyer		✓
Management Pack - for new buyers solicitor		✓
Car Parking Licence - Annulment		✓

With Platinum Resales we take care of every step of the sales process and keep you fully informed at every step. If you would like Platinum Skies to manage the selling of your property, please get in touch and we'll take care of everything.

📞 01202 012564, Resales@PlatinumSkies.co.uk



Move stress-free with Platinum Skies

Important Additional Information

All balances in respect of the ground rent, rent, service charge, utilities and dilapidation costs must be settled upon completion and Platinum Skies must be provided with a copy the written notices, along with a certified copy of the Land Register Transfer Form relating to the property (provided). Please note that we will not be able to refund ground rent on a pro-rata basis. All rent must be paid in full until the point that the property is sold. The seller(s) will also continue to be responsible for household bills and utility charges until the property is sold, at which point the owner should notify any third-party companies of a change in ownership.

Just ask!

If you have any questions or would like to discuss the options for selling your Platinum Skies home please contact our dedicated Resales Team.

📞 01202 012564 or speak to your Community Manager.



The Platinum Skies family of businesses currently consists of three legal entities: Affordable Housing and Healthcare Group Ltd; Platinum Skies Management Ltd and Affordable Housing Communities Ltd. Affordable Housing Communities is a registered provider regulated by and registered with Homes England (no 4836). V3 230621



Find your new beginning

