



# HOW TO AVOID UNNECESSARY STRESS WHEN MOVING HOME

**M**OVING HOUSE CAN BE ONE OF THE MOST STRESSFUL EVENTS YOU WILL EVER EXPERIENCE AND OVER THE LAST FEW YEARS THE STRESS INVOLVED HAS BECOME MORE ACUTE AS SELLERS AND BUYERS HAVE BECOME MORE DEMANDING.

THIS LEAFLET IS DESIGNED TO HELP YOU AVOID UNNECESSARY STRESS WHEN MOVING HOUSE.



The greatest cause of anxiety is agreeing a completion (moving) date too early in the process. As the pre-agreed date looms, if the rest of the buying and selling chain is not ready – as is quite common – the stress levels increase day by day and the results can be irritation and disappointment.

Potential consequences include:



You are unable to confirm your moving date with the removal company. They will ring you repeatedly for an update and you risk losing monies paid to them if you need to cancel or re-arrange.



We may be unable to provide the required notice to your lender for release of funds. There will then be a delay in monies reaching us on completion day, which could involve you in breach of contract and further cost.

## OTHER NIGHTMARE SCENARIOS AND HOW TO AVOID THEM:



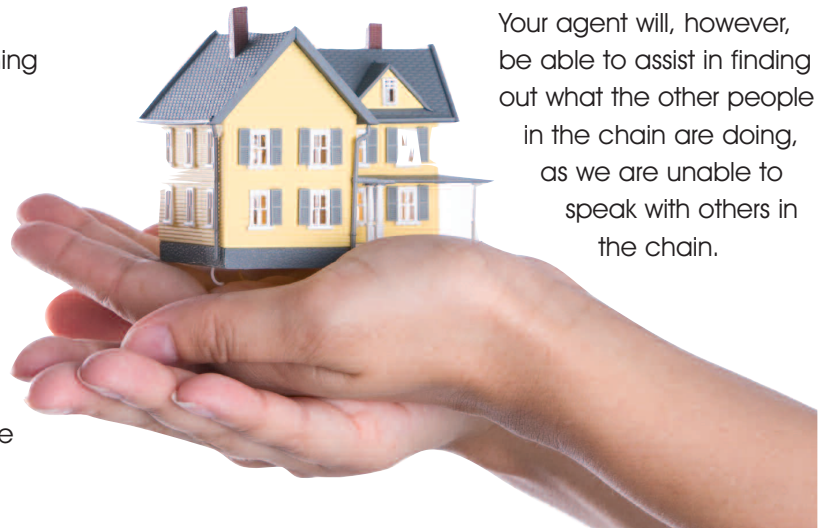
Try not to agree an exchange and completion on the same day. Your estate agent will undoubtedly tell you that this is possible. Although it is, where a chain is involved, the stress levels can be overwhelming. You won't know

whether or not you are moving on a given date until the last person in the chain has completed their documentation. It is not uncommon for one party in the chain to change their mind at the last minute and, if they do, you may be left with your property boxed up – possibly in a removal van.

Resist the temptation to believe what you want to hear.

We are here to make your move as smooth as possible and are in the best position to keep you informed of the actual state of play regarding your transaction. Please do not accept what your agent is telling you until you have spoken with us for confirmation.

Your agent will, however, be able to assist in finding out what the other people in the chain are doing, as we are unable to speak with others in the chain.



WE WILL GIVE YOU THE RIGHT INFORMATION TO ENABLE YOU TO AGREE AN EXCHANGE AND COMPLETION DATE WHICH WILL PROTECT YOUR SANITY (AND GO SOME WAY TO PROTECTING OURS)!

## FIRM'S LOGO & CONTACT DETAILS