



# TAKING THE STRESS & WORRY OUT OF YOUR **PROBATE PROPERTY**

- 🏠 Fully managed end to end service
- 🏠 Vacant property maintenance and support
- 🏠 Committed to achieving best values
- 🏠 Weekly updates



# WHY USE EXECUTOR SOLUTIONS?

## VALUATION

When someone dies their property must be valued for probate purposes. The valuation must be a true market value. Where an estate is assessable for inheritance tax, the tax office prefer three valuations.



### DO IT YOURSELF?

- Look up local estate agents
- Call local estate agents
- Select the agents you like
- Explain requirements to agents
- Wait for agents to contact you with valuations
- Raise queries with the agents

### EXECUTOR SOLUTIONS

With Executor Solutions you will receive a detailed property valuation appraisal including:

- Three local estate agents valuations
- Photographs of the property and its location
- An overview of the property and its condition
- Comparison with other properties including recent completions
- Performance data on the valuing agents

## NEGOTIATE CONTRACT & INSTRUCT ESTATE AGENT

Estate agents dealing with individuals will often seek to agree a sole agency contract. This limits the property's market exposure.



### DO IT YOURSELF?

- Negotiate terms of estate agent contract
- Get contract and check through
- Sign & return contract

### EXECUTOR SOLUTIONS

Executor Solutions, acting on your behalf, will negotiate terms with three different local estate agents. You will have a single point of contact who will report to you every step of the way.

## CHECK ON PROGRESS

When you are selling a property you will want to keep up to date with progress.



### DO IT YOURSELF?

- Call the agent(s)
- Wait for call back
- Explain what you are asking for
- Try to remember what they have told you

### EXECUTOR SOLUTIONS

Executor Solutions will provide you with a weekly progress update detailing all viewings, potential purchasers and marketing activity.

## CHECKS ON SECURITY OF PROPERTY

Did you know some vacant property insurance providers require weekly property visits?



### DO IT YOURSELF?

Visit the property each week to check that it is safe and secure.

### EXECUTOR SOLUTIONS

Executor Solutions will ensure weekly/ bi weekly inspection visits as required.

## VETTING OFFER(S) FOR RELIABILITY



### DO IT YOURSELF?

Some prospective buyers can be wasting your time with their offers.

### EXECUTOR SOLUTIONS

Executor Solutions will validate all offers by obtaining evidence of finance and checking any related chains are secure

## It's not always about the sale of the property. Executor Solutions can help with:

- House clearance
- Gardening
- Lock changing / securing an empty property
- Energy Performance Certificate
- Draining of heating system
- Redecoration
- Vacant property insurance

And so many more Extra Solutions on request



“Executor Solutions handled everything with the sale of my mother’s property from start to finish, allowing us to concentrate on other arrangements of my mother’s assets and helping us to grieve at such a difficult time. My mother’s property was sold in 2 weeks at 5% over asking price and we were hardly involved in the process at all. The service they provided was professional and conscientious, ensuring the family was not disturbed and taking the stress away from the whole process of the property sale. I would fully recommend Executor Solutions and their services to any of my clients, colleagues, friends and family.”

**J Hemmings,**  
**Beneficiary of Estate**

Executor Solutions make the whole process of selling a probate property so easy. Right from the beginning of the process in obtaining valuations to finding buyers through local estate agents to arranging for properties to be made secure and safe, they make it all happen so smoothly. Darren Leggett and his team are all amazing. Weekly reports are produced on the progress of the sale so everyone knows what is happening. I would have no hesitation in recommending Executor Solutions to everyone.

**Deborah Wilkinson,**  
**Director of Deborah Wilkinson and Co Ltd.**  
**Specialist Lawyers in Wills and Probate**

“I have found Darren and the team at Executor Solutions offer a fantastic, prompt and efficient service. To date, they have established a 100% success rate in achieving sales for our clients at the market rate or above and have provided additional assistance from key cutting to gardening services. Nothing has been too much trouble and I recommend them without hesitation.”

**Sharon Edwards TEP,**  
**Estate Planning Consultant with IWC Estate Planning & Management Ltd**

**www.executorsolutions.co.uk**  
**Call Us Today on 01787 221219**

“Just to say a massive thanks to all of you for the hard work you have put in to help achieve the successful sale of my late father’s property. I don’t think I could have done it without your help, and if I could have done then it would have taken a lot longer than it actually did. Your help, assistance and hard work has been very, very much appreciated. Sometimes words are not enough, but in this case I hope they are. As you can all probably appreciate it has been a very difficult period in my life, close to unbearable some days. However, your calm, easy and professional approach in dealing with such a huge and important matter of selling my late father’s property helped ease the burden on that part of dealing with his affairs. At no stage in the whole process did I feel uneasy about dealing with you. Your responses and answers to any of my questions were swift and accurate. You kept me well informed on anything you felt the need to inform me on but in the same breath, kept me shielded from matters that didn’t.”

**P Reedman,**  
**Estate Executor**

“I have worked alongside Executor Solutions in various conveyancing transactions for a couple of years and I cannot rate them highly enough. They are pro-active rather than reactive and are always happy to assist with any queries. They have actively progressed numerous matters for me and have assisted when the other side have been difficult or there have been problems with the properties themselves. I’ve found that where Executor Solutions are involved in transactions constant progress is made with little delay occurring. I would definitely recommend using Executor Solutions.”

**Maxine Bell,**  
**Blake Morgan Solicitors**



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