



Pre-market check list

Check the following things before putting your house on the market

- Locate any sales documents from when you bought the house
Whilst it might all not be relevant there could be lots of useful information there
- Find any documents relating to planning permission and/or building regulations
You'll only need to do this if the house has been extended or renovated
- Check that you have covenant consent and any relevant documents
Some properties have covenants (do's and don't's) in the deeds and you may have needed consent to for any extensions or renovations (or sometimes outbuildings)
- Decide if any fittings and furniture will be included in the sale
Consider integral appliances, blinds, curtains and light fittings
- Collect together instruction booklets and any relevant warranty paperwork
Don't forget the boiler, the thermostat, integral appliances and alarms
- If your property is leasehold, you'll need to gather the relevant documents
This includes your original lease, if you have it, annual accounts and share certificates
- Speaking of leasehold, you'll also want to find out about the leasehold sales pack
Ask your management company how much cash this will set you back
- If you have a mortgage, look out all relevant documentation
Check your most recent mortgage statement – you may have an early repayment charge that you need to factor into your budget
- Find out if your property has a valid Energy Performance Certificate (EPC)
If it doesn't: get one. It's cheaper to do this yourself than through your estate agent
- Consider if it would be a good investment to improve the EPC score
EPCs always have suggested ways to improve the score of the property e.g. installing double glazing or insulation
- Decide if there are any issues with the property you will need to address before selling
This could include damp problems, repairs, redecoration or reorganisation
- Check if any of the fixtures need servicing
The boiler, burglar alarm or other integral appliances might benefit from this and you might be asked to do it during the conveyancing process
- Collect in all spare keys
Make sure you know where the window keys are!
- Put together a list of all the important information for the property
Your buyers will need to know what sort of locks you have, when your bin day is and what the passwords are for the burglar alarm. Buyer's insurers often ask for the age of the house too
- Research and choose a conveyancing solicitor
Don't worry, we'll give you more advice on this later
- Choose which cupboard you'll shove all your clutter in during viewings
You'll definitely thank us for this one



Not all of these things can – or even should – be done before the 'for sale' sign goes up. But do trust us when we say that future you will thank you for anything you can get done in advance. If nothing