

## **SMART CHOICE PROPERTY PROCESS!**

To get the best from our service we highly recommend on the following:

**DOWNLOAD OUR MOBILE APP, REGISTER YOUR PROFILE & HAVE ACCESS TO WHATSAPP:**

**Apple Store App Link:**

<https://apps.apple.com/us/app/smart-choice-property/id1585944955>

**Google Play Store App Link:**

<https://play.google.com/store/apps/details?id=smart.globalnoticeboard.com>

**Website (YOU CAN ALSO REGISTER YOUR PROFILE HERE):**

<https://www.smartchoicepropertyltd.com/page/15-register>

**WhatsApp:**

<https://www.whatsapp.com/download>

Once you have registered your profile, you can find out all the information about our company, our compliances and prices via our weblink:

Company compliance

<https://www.smartchoicepropertyltd.com/page/5-compliance>

Company prices

<https://www.smartchoicepropertyltd.com/page/10-sourcing-fee>

All our available properties will be on our website and app with the full description of the property along with the sourcing fee price for each property.

Our available properties link:

<https://www.smartchoicepropertyltd.com/lettings>

If you are interested in any of our available block deals or single let opportunities (**Studio – 3 beds**), then please enquire via the website to allow us to add you in the relevant WhatsApp group to gain notification on those properties, as they are not posted on the website or app.

Block opportunity WhatsApp enquiry

<https://www.smartchoicepropertyltd.com/page/14-block-opportunity-for-lease>

Single let opportunity WhatsApp enquiry

<https://www.smartchoicepropertyltd.com/page/13-single-lets-for-companies>

#### WHATSAPP PROCESS BEFORE VIEWINGS:

1. We will send you our (short version) property list which shows what properties we have available, in which areas & how many rooms & toilets it obtains.
2. You will select which properties you want further information on, and we will send you the full details of that property such as: Pictures, Videos, Layout etc
3. You can ask any additional questions and we will try answer them and supply you with enough information for you to know if the property will work for you.
4. If you want to proceed to arrange a viewing, we will send you our NDA to sign before we provide the full property address. **(The NDA will cover you for all our properties).**
5. Once you have signed our NDA, Viewed the property (Hopefully you'd meet us in person) and would like to submit an offer, we will send you our offer template for you to fill out. Once completed we will submit your offer to the vendor.

#### ON MOBILE APP OR WEBSITE BEFORE VIEWINGS:

1. As these platforms already have the full property description along with pictures, you can simply click the '**contact the agent**' button to make further enquires, such as full address, offers, viewings, request videos, arrange a call with us, speak to us via the live chat and more. **(You must be a registered user and be logged in to access this feature).**
2. If you want to proceed to arrange a viewing, we will send you our NDA to sign before we provide the full property address. **(The NDA will cover you for all our properties).**
3. Once you have signed our NDA, Viewed the property (Hopefully you'd meet us in person) and would like to submit an offer, we will send you our offer template for you to fill out. Once completed we will submit your offer to the vendor.

#### OFFERS AND THE AFTER PROCESS:

1. We will negotiate on your behalf and advise you (if needed) how to strengthen your offer to ensure you have the best chance of being accepted.
2. Once offer is accepted by the vendor, we will invoice you for **HALF** of the sourcing fee payment, payable immediately to proceed (as mentioned in our NDA).  
<https://www.smartchoicepropertyltd.com/page/6-head-of-terms> - **(if you pull out for any reason you will lose this money. If the vendor pulls out or you fail referencing, we will refund your money instantly).**
3. Once offer is accepted you will also need to place a holding deposit on the property to take it off the open market. (In most cases this is refundable if you fail referencing but in rare occasions some holding deposit may not be refundable, we will let you know beforehand BUT only place a holding deposit if your 100% committing to the property).  
**Holding deposit are paid directly to vendor, NOT us.**
4. Once paid, you will go through referencing (if you pass, the property is yours, if you fail, it will go back on the market & in most cases holding deposit will be refunded). You will either send relevant documents to US, to pass over to vendor or you may be sent a referencing form directly from the vendor.
5. Once successful, you will then agree a move in date with the vendor. Once agreed, the tenancy agreement can be sent out. We can use yours or the vendors (it would be discussed at this point).
6. Once agreement has been signed by both party, arrangement for the collections of keys will take place, and we would then invoice you for the **REMAINDER** of our sourcing fee at this point. Our fee should be paid immediately, or it will delay you collecting the keys. **(as stated in our NDA).** <https://www.smartchoicepropertyltd.com/page/6-head-of-terms>
7. Once our invoice is paid, you are free to collect the keys from us and the process with us is now complete!

We hope the properties we provide proves to be a great investment for you and you will use us again for many more deals.

Regards

Smart Choice Property Investments LTD