



*we know...*

TAILOR MADE

ManningStainton

Tailor Made

***Manning Stainton offer the  
ultimate home sale package...  
...‘Tailor Made’***

To enable you to budget easily and accurately, our ‘Tailor Made’ service offers a flexible package with the charge based on the eventual sale price of your property (subject only to a modest supplement for leasehold properties). Everything can be tailored to your individual needs, even the Home Information Pack (HIP) and Conveyancing. Best of all there are no up-front charges.

Your  
questions  
answered  
in brief

**Does the Tailor Made service include the unbeatable Manning Stainton Sales and Marketing Service?**

Yes. Our Tailor Made package includes the unbeatable Manning Stainton sales and marketing service. Full details of your property will be available instantly in every one of our 15 branches across the whole of Leeds, Wakefield and Wetherby.

It will also be available on [manningstainton.co.uk](http://manningstainton.co.uk) which is constantly updated and acclaimed as the busiest and best property website in West Yorkshire.

**Can the service include a Home Information Pack (HIP)?**

Yes indeed! You will gain the benefit of a fully co-ordinated service including HIP provision and the all important Energy Performance Certificate (EPC) from our own Domestic Energy Assessors.

**Can the service include Conveyancing fees on my sale?**

Yes. It includes all Conveyancing fees and standard disbursements for the sale of your property through Manning Stainton Conveyancing\*.

**Is there a benefit to me in having Manning Stainton handle everything?**

Yes. Our branches can co-ordinate your move more efficiently using live legal updates which enable critical communications between us, your Solicitor and yourself. Also, your Home Information Pack will be sent to your Solicitor automatically upon agreeing a successful sale.

**Are the solicitors who work for Manning Stainton Conveyancing monitored in terms of quality control?**

Yes. We have a client liaison team directly linked by computer to your solicitor to ensure quality of service.

**How can I be kept up to date regarding my property sale?**

SMS Text Messaging is an available option at 28 key legal stages in the buying and selling process direct to your mobile phone.

Additionally, on-line step-by-step tracking of your sale conveyance (and related purchase) is available on our website:  
[manningstainton.co.uk/conveyancing](http://manningstainton.co.uk/conveyancing).  
Access is via a secure PIN number.

**What if I do not have a mobile phone or computer?**

You will be given the option of a weekly written legal update.



At Manning Stainton we are proud of our reputation at being at the forefront of providing innovative and high quality services to property sellers in the Leeds, Wakefield and Wetherby areas.

Our 'Tailor Made' home sale package continues that process, offering a premium service designed with one simple aim in mind – to take as many of the stresses and strains out of moving home as possible,

Our 'Tailor Made' service will also make it far easier to plan and budget your move with a clear commitment on fees from day one.

At Manning Stainton we don't just want to sell your home, we want to help you move!

Our 'Tailor Made' service is not available through any other estate agent and we believe it sets a new standard in quality home moves (all services are subject to written terms and conditions).

A handwritten signature in black ink that reads "Russell Manning".

*Russell Manning*

# ManningStainton

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\* Manning Stainton Conveyancing manages a local network of solicitors, all specialists in residential conveyancing, offering an unrivalled fully monitored service, using the latest technology, through a central point of contact. This enables us to co-ordinate your move efficiently keeping you better informed.

In a minority of transactions, non-standard disbursements may be required, which are payable by you. In the event of any additional disbursement costs arising, you will be fully informed before any expense is incurred. In such an event there will be no charges for any additional legal work.

For enquiries contact  
any Manning Stainton office:  
[manningstainton.co.uk](http://manningstainton.co.uk)

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[www.home-sale.co.uk](http://www.home-sale.co.uk)  
Approaching 750  
Offices Nationwide