

## A brief introduction of buying agent services of ProCities Estate Agents, London

### 宝城房地产伦敦金丝雀码头办事处 - 买方代理服务的简要介绍

Handle by professional Chinese in London; we fight benefits for buyer only.

由伦敦专业华人主理, 只为买家争取权益

	<b>Residential Property Buying Agent</b> No obligation initial enquiry is free. Major services and procedures are as follows:		<b>住宅房地产买方代理服务</b> 免费无约束的初步咨询。 主要服务内容及程序:
1	An initial briefing to ascertain your property requirements. (To help customer to analyse areas, investment principles and strategies) (Free initial enquiry)	1	初步的简介并了解您的房地产需求。 (协助客户分析地区、选择原则及投资策略) (免费初步咨询)
2	Dedicated Advisor will help initial mortgage feasibilities and mortgage amount assessments.	2	专职的顾问将助你了解贷款的可行性及可能的贷款额。
3	To sign a property searching agreement (Small initial search fee is required upfront for expenses; fee is various depend on location).	3	签订搜房协议书。 (需支付初步搜索费以作开支费用, 不同地区收费會略有不同)
4	Initial property search list is based on customer basic criteria and requirements. It will check customer preferences on property types and styles.	4	初步的房产搜寻是跟据客户的基本要求和准则去搜寻, 并以此去檢示客户对房产种类和风格的偏爱。
5	In depth property search incorporating customer's feedback and more details on property data such as term of lease, management fee etc. We will eliminate properties which are overpriced or do not meet our routine check list. We provide positive and negative opinions.	5	进一步的房产深入搜寻包括客户的偏爱和更多的房产数据如年期、管理费等。我们会剔除叫价过高的或不通过我们例行檢示表的房产。我们会提供正面和负面的意见。
6	Upon customer found the ideal property, then an in-depth property assessment will be carried out including refer to trend, historical data, analyse latest and comparable market information.	6	当客户找到理想的物业, 我们会再作深入的分析, 包括参考趋势, 历史数据, 分析可比较的和最近的市場资讯。
7	Advice on price assessment and negotiation strategy	7	价值分析和议价策略的建议
8	To help mortgage and legal arrangements, if required	8	如有需要, 可协助安排贷款申请及安排律师事务
9	To sign the purchase and sell agreement	9	签订买卖合同
10	Customer pay the service fee upon exchange of contract	10	签订买卖合同后, 客户支付服务佣金
11	To fellow up with referent parties for all documentations, insurances until the purchase is completed smoothly	11	联系有关人仕, 跟进有关文件及各类保险, 直至购楼程序顺利完成为止
12	Customer has successfully saved valuable time and money	12	客户已成功地节省很多宝贵的时间和金钱
	Notes: We can provide help for information of professional removal firms, builders, decorators and designers that you may require. We can also provide help for information of immigration, schools for children and taxation issues with professional persons, solicitors and chartered accountants, if required.		注:如有需要, 可提供资讯协助寻找专业的搬迁公司、建筑、装饰及设计人员。 如有需要, 亦可提供资讯协助寻找专业人仕, 律师和会计师, 以支持及协助入境事务申请、子女入学和税收的问题。