

# The Smart Way to Become Every Seller's First Choice

In today's competitive market, making an offer isn't enough — you need to stand out as the most Committed Buyer. With Gazeal, you prove you're committed, lock in the agreed price, and protect yourself from being outbid or Gazumped. No price changes, no surprises, no wasted time — just a clear path to securing your dream home with certainty.

## Protect your Purchase in 2 ways



most popular

### Reservation Guarantee

Secure your dream home with our most popular option—both you and the Seller commit to the sale with guaranteed compensation if either party pulls out unreasonably, all without needing to pay a large upfront deposit.



### Holding Deposit

Place a deposit that's securely held by Gazeal — it shows your commitment to the Seller and takes the property off the market.

**Over 300,000 property sales collapse every year — that's 1 in 3 transactions falling through.**

**With a 95% sale completion rate,** we give you the certainty, protection, and peace of mind you deserve when selling your home.

- ◆ Stand out as the Best Buyer.
- ◆ Move with confidence.



# The 3-Step Process to Secure Your Purchase.

## Step 1: Commitment

By asking the Agent about Gazeal's Buyer commitment options, you can stand out from the crowd and give the Seller confidence in choosing you. There are three powerful ways to show you're committed, protect your offer, and get it accepted faster.



most popular

### Holding Deposit.



A holding deposit secures the property for you by taking it off the market. You agree on a deposit amount with the Seller, which is held safely by Gazeal in an FCA Protected Bank account. If you pull out without a valid reason, the Seller keeps your deposit. If the Seller pulls out for any reason, you get your deposit refunded in full.

- ✓ Show your Commitment and stand out as the best Buyer in the market
- ✓ Deposit held safely by Gazeal in FCA-protected account
- ✓ If the Seller pulls out for any reason, you get your full deposit back

### Reservation Guarantee



For Buyers who want certainty without tying up large sums of money, Gazeal's Guarantee is the smartest way to commit. Instead of paying a holding deposit, you pay a small fee starting from £600 (inc. VAT) to guarantee a £2,000 commitment (or more if needed). The Seller matches this commitment, ensuring both parties are protected. If either party pulls out unreasonably, the innocent party is compensated.

- ✓ Show your Commitment and stand out as the best Buyer in the market
- ✓ No upfront deposit required.
- ✓ Mutual commitment from both Buyer and Seller
- ✓ If the Seller withdraws unfairly, you get your compensation
- ✓ Gazeal guarantees compensation payment

### Holding Deposit Plus



This option offers more balance and protection for both parties. You place a deposit with Gazeal, and both you and the Seller agree on mutual compensation if either party pulls out unreasonably. This compensation is not paid upfront and is guaranteed by Gazeal. If the Seller withdraws, you receive your deposit back plus the agreed compensation amount. If you withdraw unfairly, your holding deposit is forfeit.

- ✓ Show your Commitment and stand out as the best Buyer in the market
- ✓ Deposit held safely by Gazeal in FCA-protected account
- ✓ If the Seller withdraws unfairly, you get your deposit back plus compensation
- ✓ Mutual commitment from both Buyer and Seller

## Step 2: Lock In Your Commitment with Terms and Exclusivity

Once the parties have agreed on the commitment path:

- ✓ You secure an exclusivity period (up to 6 months), where the Seller agrees not to market the property to other Buyers.
- ✓ Both parties agree on a clear timeline and terms for exchanging contracts.
- ✓ Your Commitment is secured, either with the Gazeal Guarantee or a Holding Deposit



## Step 3: Gazeal Protects Your Purchase to Exchange

With the agreement or deposit in place:

- ✓ Exchange of contracts expected and both parties are locked-in to the terms agreed.
- ✓ Breaking the agreement before exchange triggers a penalty. The defaulting party pays the agreed compensation to the innocent party.
- ✓ If the defaulting party doesn't pay, Gazeal provides a 100% guarantee that the compensation is paid to the innocent party swiftly.



### Gazeal is Trusted by Thousands of Home movers.

- ✦ Protect your price
- ✦ Avoid collapse
- ✦ Move with confidence

“

Using Gazeal to secure my proposed purchase gave me the confidence that I would not be gazumped. I think I really only appreciated it, once I had exchanged and completed. Prior to that, although it made sense, I felt it was just an extra expense. However, I am pleased I used Gazeal to help secure my purchase, rather than get so far and it all go pear shaped. When my purchase took a little longer than expected, I was contacted by Gazeal and offered an additional length of time, for no further charge, to enable me get to the point of exchange, without the concern of the deal falling through. The seller and purchaser both have to commit to the agreement. Despite the additional expense it gives both parties the confidence that the other is serious and intends to go through with the sale/purchase, giving the required time for solicitors/conveyancers to do their work.

-Judith

