

# The Smart Way to a **Safe** and **Certain** Home Sale.

Selling your home is a major decision, and it can be frustrating and costly if sales collapse at no fault of yours. We make sure your sale is protected! No more time-wasters, no more last-minute dropouts, no more stress.

## Protect your Sale in 2 ways



most popular

### Reservation Guarantee

Secure your sale with our most popular option—both parties commit to the sale with a guaranteed compensation if either pulls out unreasonably, without needing an upfront deposit.



### Holding Deposit

Ask the Buyer to place a deposit that's safely held by Gazeal; if they withdraw without good reason, you keep the deposit as compensation.

**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.

- ✦ Buyer's Commitment Secured
- ✦ No Gazundering & Price negotiations.



# The 3-Step Process to Secure Your Sale.

## Step 1: Choose Your Buyer Commitment Option

By simply telling your Agent you want commitment upfront, you can take control of your sale and secure a committed Buyer from the start. There are three powerful options for your Buyer to show commitment.



most popular

### Holding Deposit.



This option gives you immediate peace of mind by requiring the Buyer to place a holding deposit, which takes your property off the market. The deposit amount is agreed between both parties and held safely in an FCA-protected bank account. If the Buyer pulls out without good reason, you keep the deposit. If you decide to pull out, the Buyer gets their deposit refunded in full.

- ✓ Buyer's Commitment Secured
- ✓ Deposit held safely by Gazeal in FCA-protected account
- ✓ If Buyer pulls out unfairly, seller keeps the deposit

### Reservation Guarantee



For Sellers who want the highest level of certainty without asking the Buyer to tie up large sums of money, Gazeal's Guarantee is the smartest and most secure way to proceed. Instead of requiring a deposit, the Buyer pays a small fee (starting from £600 inc. VAT) to guarantee a financial commitment of £2,000 (or more, if agreed), which Gazeal Guarantees. You, the Seller, match this commitment. If either party pulls out unreasonably, the innocent party is compensated.

- ✓ Buyer's Commitment Secured
- ✓ No upfront deposit required.
- ✓ Mutual commitment from both Buyer and Seller
- ✓ Gazeal guarantees compensation payment
- ✓ Most popular choice among Sellers and Buyers

### Holding Deposit Plus



For a more balanced approach, this option allows both you and the Buyer to agree on mutual financial compensation if either side pulls out without a valid reason. This compensation is not paid upfront and is guaranteed by Gazeal. The Buyer places a holding deposit, and if you break the agreement, the Buyer receives their deposit back plus the agreed compensation. If the Buyer pulls out unfairly, you keep the deposit as agreed.

- ✓ Buyer's Commitment Secured
- ✓ Deposit held safely by Gazeal in FCA-protected account
- ✓ If Buyer pulls out unfairly, Seller keeps the deposit
- ✓ Mutual commitment from both Buyer and Seller

## Step 2: Lock In the Buyer with Terms and Exclusivity

Once the parties have agreed on the commitment path:

- ✓ You grant an exclusivity period (up to 6 months) where you agree not to market the property to others.
- ✓ Both parties agree to a clear timeline and terms for reaching exchange.
- ✓ The Buyer commits financially—either via the Gazeal Guarantee or a Holding Deposit.



## Step 3: Gazeal Protects Your Sale 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.

- ✦ Secure your Buyer
- ✦ Avoid collapse
- ✦ Move with confidence

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Why is this not the norm for the industry? I want my agent to include and discuss this with all my potential buyers.

-Jane



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I had a problem with the sale of my house when the buyer pulled out for no apparent reason. Thankfully we were covered by a Gazeal agreement and £2000 was in my bank account within a week. Highly recommend.

-Andy



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I would use this service again and be a little sceptical if someone was reluctant to sign up for it.

-Stephanie

