

## Property Feedback Report for 01/01/1900 - 06/09/2044

**Property Address**

**Owner**

**Market Price** £74,995.00

**Market Date** 26/01/2018

**No. Bedrooms** 3

### Feedback Obtained From Viewers

Date	Viewer	Response	Comments
26/01/2018	Mr M	Undecided	29/01/2018 09:41:17 Vijay Gindha :
29/01/2018	Ms C	Undecided	29/01/2018 09:38:35 Vijay Gindha : Requested an email for a home report
29/01/2018	Ms F	Undecided	29/01/2018 09:42:44 Vijay Gindha : Emailed in for a home report
29/01/2018	Ms M	Undecided	29/01/2018 09:51:27 Vijay Gindha : Looking or HR
29/01/2018	Ms R	Not Interested	29/01/2018 09:50:24 Vijay Gindha : looking for home report
29/01/2018	Mr P	Not Interested	Spoke to she said she has issues with Damp in the past and she isnt interested 29/01/2018 11:53:16 Vijay Gindha : They did like the property but the most they would offer will be £70,000
29/01/2018	Mr Z	Undecided	29/01/2018 11:52:28 Vijay Gindha : They like the floor space, i hinted we might be looking for early £80's but they think they can stretch to that
29/01/2018	Ms H	Undecided	29/01/2018 11:52:04 Vijay Gindha : She thought the property needed a lot of work but she hasnt ruled it out
29/01/2018	Ms M	Undecided	29/01/2018 13:05:53 Vijay Gindha : Looking for a Home Report

29/01/2018	Ms M	Undecided	29/01/2018 13:22:04 Vijay Gindha :
30/01/2018	Ms M	Undecided	30/01/2018 09:15:55 Vijay Gindha :
30/01/2018	Miss B	Not Interested	29/01/2018 11:54:12 Vijay Gindha : They did spend a lot of time but they think needs a lot of work
31/01/2018	Mr R	Undecided	29/01/2018 11:54:33 Vijay Gindha : Spoke to the client and he thought the property was fine. He said he has a few to view than he will make his mind up.
31/01/2018	Ms N	Undecided	31/01/2018 11:49:49 Vijay Gindha : I didnt think she liked the property as she was negative about the smell of damp etc.
01/02/2018	Mr M	Undecided	01/02/2018 09:07:41 Vijay Gindha :
			We have pleasure in providing the details below regarding the home report for the property you have requested.
			We have a viewing at this property Saturday @ 12pm, do wish to attend?
			<a href="https://www.youtube.com/watch?v=VFnl7xa5oGY">https://www.youtube.com/watch?v=VFnl7xa5oGY</a>
			Best Regards
01/02/2018	Ms B	Not Interested	01/02/2018 12:29:18 Vijay Gindha : They are not interested as they are looking for a property to move in
01/02/2018	Ms K	Undecided	01/02/2018 12:44:51 Vijay Gindha : Dear

We have pleasure in providing the details below regarding the home report for the property you have requested.



Looking to view this property

31/01/2018 11:47:09 Vijay Gindha :  
The viewing well they liked the floor area  
Not sure if they were looking to offer any monies

05/02/2018 09:08:40 Vijay Gindha :  
He came for a 2nd viewing with his builder, i have chased  
him and i await his response

05/02/2018 Ms D Undecided

30/01/2018 12:42:25 Vijay Gindha :  
Hello

Can you view this property tomorrow @ 11am, if yes than  
please email the following

- have you got a property to sell?
- have you got a mortgage in place?
- when were you looking to purchase?

Many Thanks

05/02/2018 11:12:54 Nisha Abbasi : CALL FROM  
BROKER:

- called on behalf of to advise that she  
did not want to offer above £90,000 but she is now willing to  
offer £90,500 and she is happy with an open date of entry -  
she will place her belongings into storage (which will incur  
costs) and will live with her aunt in the interim.

07/02/2018 Mr C Interested

31/01/2018 13:08:31 Vijay Gindha :

We have pleasure in providing the details below regarding  
the home report for the property you have requested.  
Can you view this property @ 12pm on Saturday 03rd  
February.  
<https://www.youtube.com/watch?v=VFnl7xa5oGY>  
Best Regards

			06/02/2018 14:24:52 Vijay Gindha : The client viewed the property twice he is willing to offered £70,000 only I told them this wont be acceptable
07/02/2018	Ms E	Interested	07/02/2018 12:41:26 Nisha Abbasi :                    called in again today regarding his initial offer and advised that the highest he would be willing to offer is £73,000 and no more. He advised that he has no ties and wishes to buy outright without any delays. I advised him that we would update him once we receive a response. 05/02/2018 08:57:41 Vijay Gindha : She was there with her boyfriend, she seemed interested. She has not called in yet, but i will call them for their feedback.
			05/02/2018 09:10:30 Vijay Gindha : She doesn't was to pay any more than the HR value She said she will pay £75,000
08/02/2018	Mr G	Undecided	07/02/2018 13:21:07 Nisha Abbasi :                    called back for an update on whether a lower offer would be considered as she does not feel the property is worth the home report value, or high in the high 70's due to the level of working needing done in her view. She said she may be able to go up to £76,000 but that would be the absolute maximum. 08/02/2018 12:40:36 Marissa McCreadie : Client was looking at the property as investment or to let out, he thinks it needs full refurbish he said he will speak to his business partner and get back to us, i have emailed him over the home report.
12/02/2018	Ms D	Not Interested	08/02/2018 14:08:33 Nisha Abbasi : home report sent 09/02/2018 13:19:48 Nisha Abbasi :                    advised she is not willing to pay above the home report value of the



12/02/2018	Ms M	Undecided	property and has withdrawn her interest. 08/02/2018 14:08:33 Nisha Abbasi : Home Report sent
12/02/2018	Sir/Madam M	Undecided	09/02/2018 14:22:48 Nisha Abbasi : Called she couldn't open the HR file so I resent it via Outlook 08/02/2018 14:08:33 Nisha Abbasi : Home Report sent
14/02/2018	Mr F	Undecided	09/02/2018 14:42:06 Nisha Abbasi : Called she wants to speak to her husband and call us back - I will schedule a call back to arrange a viewing 14/02/2018 10:44:32 Nisha Abbasi : They liked the property, but feel that a lot of work is required in order to modernise the property. There are concerns over the extension and whether the work was carried out to regulation - which would need to be checked. They would be willing to offer £57,000.
21/02/2018	Mr C	Undecided	21/02/2018 11:23:31 Nisha Abbasi : Home Report Sent
21/02/2018	Ms H	Interested	20/02/2018 16:29:42 Nisha Abbasi : Sent Home Report yesterday, and carried out the viewing today. 21/02/2018 12:32:16 Marissa McCreddie : client has made verbal offer of £75,500 she said sale can be complete within 5 weeks. i will contact the seller
21/02/2018	Mr Y	Undecided	09/02/2018 14:05:35 Nisha Abbasi : in for Monday viewing at 2:00pm  12/02/2018 16:10:47 Nisha Abbasi : Viewing was carried out, advised that the seller does not wish to accept any offers in the 70's region despite the home report. He advised he would be willing to offer in the 80's possibly but requires a ball park figure of what would be an acceptable offer. Advised I would relay the information back to the sellers.  12/02/2018 16:16:10 Nisha Abbasi : EMAIL TO SELLER: Dear Further to a viewing carried out at the property today, the interested party have indicated that they may be willing to

make an offer in the 80's region but require a ball park figure so that they have a better idea of their affordability. I advised them that offers in the 70's region would be rejected further to my conversation last week with

Please advise as to your thoughts.  
Regards

13/02/2018 11:06:15 Nisha Abbasi : Seller replied and advised that £90,000 is the figure.

13/02/2018 11:08:22 Nisha Abbasi : EMAIL TO CLIENT:

Further to your viewing yesterday, I have managed to contact the seller and they advised that they would be looking for £90,000 for the property.  
Please advise on your thoughts.  
Regards

22/02/2018	Mr U	Undecided	22/02/2018 16:15:22 Nisha Abbasi : Home report sent
23/02/2018	Ms M	Undecided	22/02/2018 16:01:58 Nisha Abbasi : Home report sent
23/02/2018	Ms S	Not Interested	22/02/2018 14:46:32 Nisha Abbasi : Her viewing was cancelled. I have sent across the home report and will chase up a viewing.
			23/02/2018 10:26:24 Vijay Gindha : I have text appointment times. i await their decision
23/02/2018	Ms G	Undecided	23/02/2018 11:02:40 Vijay Gindha : She has text to say she has found another property
23/02/2018	Ms D	Not Interested	23/02/2018 11:41:26 Nisha Abbasi : Home report sent. 23/02/2018 15:50:28 Vijay Gindha : The person drove past the property and decided this wasn't for her
23/02/2018	Ms W	Not Interested	22/02/2018 16:05:57 Nisha Abbasi : Home report sent.

26/02/2018 Ms B Interested

23/02/2018 16:27:56 Vijay Gindha :  
no show at the property

23/02/2018 16:28:10 Vijay Gindha :  
- The viewing went well but they were had issues with loud noises from the neighbour upstairs  
- She also said she can only borrow up to £75,000 as she only has £8,000

27/02/2018 Mr B Undecided

26/02/2018 12:03:05 Vijay Gindha :  
this client had offered £81,000 upon speaking to have asked the client to increase her offer, i await her response.

27/02/2018 15:11:25 Nisha Abbasi : Sent home report.

Total Interested

Total Not Interested

Total Undecided

#### Viewing Statistics

Total Emails Sent

Total Viewings

#### Details Of Offers

Date	Contact Who Made Offer	Amount	Status
06/02/2018		£70,000.00	Rejected
06/02/2018		£70,000.00	Rejected
06/02/2018		£75,000.00	Rejected
02/03/2018		£83,000.00	Accepted

Total Offers