

TOWN + COUNTRY

PROPERTY AUCTIONS

Buyers Guidebook

Local Experts, Nationwide Coverage



Town & Country Property Ireland | 01 695 0155 | info@tcpa.ie | www.tcpa.ie

PSRA No.: 003021

A New Way To Buy

Standard Private Treaty Sales can be lengthy, tricky and stressful. At T&C Ireland, we have tried to simplify this process with our new Online Private Treaty Sales Platform. Buyers can now find and buy properties online faster and easier than ever before.

So how does it work?

Its simple really. All you have to do is find a property you like, register online to receive a Bidding Passport and attend a viewing. Once registered, you can access all the documents in the Legal Pack, place bids online and monitor other bids as & when they're placed for a faster, simpler sale. It's all about efficiency.

So Why Online?

Our Online Sales Platform helps speed up the tedious and stressful sales process. All properties are listed online and interested parties register their interest & identity using a Bidding Passport. Physical viewings are conducted by our agents and some overseas buyers can avail of our video walkthroughs too.

Once we have verified all registered bidders then away we go. All running bids appear online beside the advert so bidders can see the amounts and dates bids were listed. Finally, once we have received an offer the vendor is happy to proceed with, we simply click accept and kickstart your conveyancing process.

The best bit? Since our legal documents have already been uploaded and reviewed, those crucial few weeks to prepare and send contracts have been cut out!



What's Next?

Getting Registered

If you've found a property you'd like to move forward with, your next step is getting registered on our system. Simply register online to receive your Bidding & Auction Passport which allows you to place bids on our Private Treaty AND Online Auction sales when they occur. All bids are verified and appear online beside the ad listing for safer, easier & more transparent bidding.

Checklist

In order to register, you'll need to have 7 provide some supporting documentation, Use this handy checklist to keep track of your readiness to buy:

Personal Documents (A.M.L.)	✓
Photo I.D.	
Proof of Address	
Appointed Solicitor Details	
Details of Additional Purchaser(s) (where applies)	

Proof of Funds (subject to choice of funding)	✓
Approval in Principle (AIP) Mortgage Letter	
Cash Proofs (i.e. in-date bank statements)	
Copy of Sale Agreed Letters for Chain Buy Purchasers	

The Legal Side

Where our online model really excels is changing up the traditional method of selling from the legal side. All legal documents, inclusive of a blank contract, are prepared by the Vendors solicitor, furnished to our agents and uploaded in an easy to access pack for any registered interested party.

In doing so, we can cut weeks off your conveyancing time.

Once registered online, a party can download and view the legal documents, present them to their solicitor for review and, if successful in purchasing the property, move ahead all that quicker with the conveyancing process. What that means is the slow gears of conveyancing have already started turning from the first day the property appears online so fewer calls to solicitors worrying how things are moving.



Selling in a Nutshell

An online Private Treaty sale will usually be on the market for an average of 4-6 weeks of live marketing. During this time, interested parties will place bids on the property and the highest and best offer will go sale agreed. A 2% refundable booking fee is held by T&C. Contracts are exchanged between solicitors and signed within 4-6 weeks with a non-refundable 10% deposit paid at that point. A closing date is set and, on the day, the final funds are transferred to your solicitor and we manage the exchange of particulars. Average sales time, from take-on to close off 12 - 15 weeks.

if you have any questions as to how the standard sales or conveyancing procedure works, please don't hesitate to contact one of our agents for further details.



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How Bidding Works

Registry & Verification

Once advertised, potential buyers must register their interest online via our own registry service. Buyers must upload a proof of I.D. and of address to register themselves and any financial documents are approved by us before they can move ahead and bid.

Once registered buyers will be given a Bidding & Auction Passport, allowing you to bid not only on our Online Private Treaty Sales but our Online Property Auctions also.

Placing Bids

Once you have your Passport, you can bid freely on properties. These bids show up beside the ad showing the time, date and amount placed without revealing the identities of the bidders. Since all financial documents are reviewed before approval, you can be confident that every bid is fair, legitimate and totally transparent.



If you'd be interested in finding your next property through our Online Bidding Platform, or would simply like to know more, please don't hesitate to contact us via the details at the bottom of this document, use our handy QR code to access our website or else drop by our lovely new offices at 33 Merrion St Upper, Dublin 2 D02 ET38.



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