

"Need to Sell a House Fast for Cash? (Here's everything you need to know)"

This is your guide to finding reputable "cash home buyers" & "sell and rent back" specialists in the UK

Finding a reputable quick cash homebuyers (or "sell & rent back" schemes) that can make good on their guarantee to buy your house fast is no easy task.

There are 100's of "quick sale" home buyers to choose from but **only a handful pay fair prices**, are trustworthy and have the ability to solve whatever property related problem you're facing (such as repossession, emigrations or divorce) fast!

Since 2005 we have helped over 4500 property owners just like you and this independent guide (coupled with our insider knowledge of the property industry) will **make sure you avoid being ripped-off** and successfully sell your house quickly for cash.

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Do You Really Need a Fast Cash Home Buyer?

You should only consider using the services of a specialist quick home buyer company if:

"Your NEED TO MOVE is GREATER than your NEED TO SELL FOR THE BEST POSSIBLE PRICE"

Then (and only then) should you explore this method of house sale!

If you **need to find a recommended and reputable fast cash homebuyer**, we can help you with the following scenarios:

Facing Repossession or Eviction?

We'll show you who can **stop house repossession** in **2hrs**. We'll also show you who can stop your eviction order and provide a secure sell & rent-back service.

Chain Collapsed?

Lost your buyer but found a new home? We'll show you the cash house buyers that can **guarantee exchange in 7 days** (a [bridging loan](#) may be cheaper though).

Struggling With Mortgage Payments?

You can **cut your bills** with a good [remortgage](#) deal (even if you have [adverse credit](#)). Failing that, we'll show you who will buy your house fast for a fair price.

Emigrating or Relocating?

Need a guaranteed quick house sale? We'll show you which UK homebuyers really can buy your house in the timeframe you require.

Sell and Rent Back?

Need to free-up cash but keep your home? We can point you towards the **sell & rent back specialists** that can tailor a bespoke package and even offer you a substantial "rent-free" period (or "buy-back" option).

Inherited a Property?

Want to cash-in by selling your house quickly with zero hassle or estate agency fees? We'll show you who'll pay the **best price**, in the shortest time.

Bereavement or Divorce?

Want to sell a house fast & move-on quickly? We'll show you who'll pay the **best price**, in the shortest time.

Compare Buyers For FREE & Find A Recommended Reputable Cash Buyer!

As you may know, **www.TheAdvisory.co.uk** is written and contributed to by property professionals from some of the UK's most successful house building companies.

Because of our involvement within the property industry, we know (and **have dealt with**) many reputable quick cash homebuyers all across the UK.

We are **happy to recommend** which fast house buyers, or sell and rent back specialist best suites your situation and needs.

Because all cash homebuyers (& "sell and rent-back" specialists) have different buying criteria, if you **need a recommendation**,

simply email us (at info@TheAdvisory.co.uk) with some basic details about your property:

info@TheAdvisory.co.uk

How Quickly Can Specialist Homebuyers Buy My House?

A reputable and professional cash home buyer will be able to buy your house within 7 - 28 days.

Many claim they can do this in 24hrs but in reality there are only one or two specialists homebuyers that have the resources to make this happen.

Once the exchange of contracts has taken place, the completion date can then be fixed to suit you.

How Much Can I Expect to Sell a House Fast For?

The price these quick sale companies "say" they pay is usually between 75-85% (some even have the cheek to mislead

desperate homeowners into believing they'll pay 90%).

The reality (and something you need to be in no doubt about) is that 99.99% of the 1000's of quick sales we've observed have gone through at 70-75% of the property's "Realistic Value".

In fact, any offer that is above 75% of today's realistic open market value of your property should be treated with maximum suspicion

Please Note - If you're not sure of your property's "Realistic Value", you'll find the answer by asking yourself (or estate agents) this question:

"If I gave an estate agent 6 WEEKS to sell my house, WHAT PRICE would DEFINITELY secure a buyer?"

Quick cash house buyers provide a service - One that gives you a certain and speedy sale.

As you are no-doubt aware - **certainty** and **speed** are **rare commodities** when selling property. This is why you have to pay for them by accepting a discounted sale price.

How much of a discount depends on which company you choose and how well you handle yourself.

Are there Any Other Costs to Expect?

This depends! Many of the large, national homebuyers insist you pay for a surveyor's valuation (anywhere from £200 - £600) before they'll make you an offer.

Some fast house buyer will even charge you for the valuation, regardless of whether they actually buy the house.

We feel this is unreasonable and would recommend that you steer clear of any quick home buying service that demands an upfront charge.

Sell a House Quickly - A Word of Warning!

When someone needs the services of quick cash home buyer it's normally because they're in a bit of a fix.

There are lots of people just waiting to **take advantage** of your situation.

Many property buyers are only interested in trying to squeeze every last penny out of a deal. They don't give a damn about what's best for you.

They're after as much profit as possible and will not think twice about stringing you along.

They know that with each day that goes by, you'll become more and more anxious to sell your house and thus easier to negotiate with.

At the last minute they will **reduce their offer** and we've seen a number of people, settling out of sheer desperation (especially true if you're facing repossession), for **40-50%** of their property's true worth.

Be **very careful** with whom you choose to do business!

Sell and Rent Back Deals - A Word of Warning!

If you are thinking about a sell and rent back deal, you need to be especially careful.

It's all too easy for you or your solicitor to miss the full implications of a seemingly harmless contract term and find yourself being legally evicted from your property within a year or two.

The dishonest characters in this unregulated industry are difficult to identify and so again, be extremely careful with whom you choose to do business.

Need a Quick Sale Recommendation? We Can Help You!

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info@TheAdvisory.co.uk

Let me say how very relieved I was to find your website. Thank you for your help! The home buying companies you suggested could not have been more professional. You have lifted a great weight off my shoulders.

Mrs Hillier, (Essex, CM7)

Thank you SO much for all your help!

Mrs E A Thomas, (Somerset, BS20)

Thanks very very much for the help - I really appreciate it as I was felling out of my depth knowing

what to do and whom to contact.

Ms Manison, (Bristol, BS16)

Many thanks for the information.

Mr A Lichfield, (Cambridge, PE14)

Thank you for your assistance - much appreciated!

Mrs C Lawson, (Reading, RG4)

Many thanks for your quick response and the information.

L Lloyd, (Neath, SA10)

I am so glad I found your site, whilst not at all enjoying the repossession process; your advice has given me the confidence to now deal with it.

Ms B Potter, (Liverpool, L6)

When a Discounted Cash Sale is Not the Answer!

Sometimes the services of specialist fast cash property buyers are simply not the best option.

Below are links to alternative free services that you may find helpful:

[Debt Consolidation Loan Quotes & Advice](#)

[Bridging Loan Quotes & Advice](#)

[Adverse Credit Remortgage Quotes & Advice](#)