



The Distinct Marketing Packages

The Distinct Marketing Packs have been designed to Maximise Your Property Exposure and Maximise the sales price in a shorter period of time.

	VIP Exclusive	Standard
Professional Photography	✓	✓
Full Online Onboarding	✓	✓
Video Introduction	✓	✓
Floorplan	✓	✓
Erect board outside property in accordance with Town and Country Planning Act 1990 (where possible)	✓	✓
Listing on Rightmove and including 40+ other online property portals	✓	✓
Listing on Distinct Property Consultants website	✓	✓
Carry out accompanied viewings (as appropriate)	✓	✓
Social Media Listings	✓	✓
360° Virtual Tour	✓	✓
Aerial Photography - Drone	Not included	Not included



The Distinct Promise

At Distinct Property Consultants we aim to surpass all your expectations from the start of your journey with us and all the way to, and after exchange. Always Professional and always there to help, we pride ourselves on service excellence and this is what makes us Distinct.

	VIP Exclusive	Standard
Accompanied Viewings	✓	✓
Feedback within 24 working Hours	✓	✓
Weekly Updates on Property Performance	✓	✓
Skilled Negotiation to maximise the Sales Price	✓	✓
Off Market Canvassing – Pre-Launch Buyer Search	✓	✓
Memorandum of Sale Prepared for Solicitors	✓	✓
Weekly updates on Sales Progression (we communicate with solicitors, buyers, and other agents in the chain on your behalf)	✓	✓
Video Welcome explaining to the new owner how everything works	✓	
Personal key handover to the new owner on exchange	✓	
COSTS AND COMMISSION		

Cost of initial marketing. You may defer payment until the completion. When we complete, we will deduct the cost of marketing from your commission. If you terminate your contract with us, marketing fee will fall due.	£250 incl VAT	£650 incl VAT
Anti-money Laundering Checks	£80	£80
Energy Performance Certificate (EPC) if required	Starting from £95	Starting from £95
Agent Accompanied Video Tour	£540 incl VAT	£540 incl VAT
Drone photography or video	Price on request	Price on request
Commission – payable on completion	£1.5% incl VAT (1.25% + VAT) (subject to a min fee £4,000 incl VAT)	1.2% incl VAT (1% + VAT) (subject to a min fee £3,500 incl VAT)

We have managed to achieve amazing results with our Bespoke Marketing Packs as the property stands out from many other homes that are on the market, resulting in more online clicks, enquiries bringing more qualified buyers through your home creating a Platform of Negotiation between buyers and driving up the Sales Price.