



The JNP Partnership  
complete property services

Welcome





## Complete Property Solutions

The JNP Partnership was founded in January 1994 and now services South Buckinghamshire, The Chilterns and the Thames Valley area. Our extensive branch network has offices in Hazlemere, Prestwood and Great Missenden, Princes Risborough, Stokenchurch as well as a dedicated department dealing with homes in Flackwell Heath, Bourne End and Wooburn Green.

The JNP Partnership offers "complete property solutions". This encompasses a full range of estate agency and property related matters including; Residential Sales, Residential Lettings, Land and New Homes, Financial Services, JNP Conveyancing and Property Auctions.

Each of our branches is Director led and consists of a dedicated team of qualified professionals who have in-depth local knowledge. Our team are passionate about providing the best possible service to our clients, and we are sure you will find that our attention to detail is second to none. All our offices are open 6-7 days a week with varying hours to suit our client's needs.

Our philosophy is simple; to provide a full range of exemplary services for all your property needs.

In addition to our own leading edge website, [www.jnp.co.uk](http://www.jnp.co.uk) you can follow JNP news and developments on various property portals, Twitter (@jnpstateagents) and Facebook (JNP Estate-Agents).



## Residential Sales

Our Residential Sales teams have extensive local knowledge, are highly experienced and qualified through The Guild of Professional Estate Agents and the National Association of Estate Agents. JNP are the only agent locally to be qualified by 2 separate organisations.

In addition to our local expertise we are pleased to offer national coverage via our associated companies and office networks, which together have over 1,000 offices bringing you buyers from all over the country. Our membership of the Guild of Professional Estate Agents gives us exclusive access to the London Market through their office in Park Lane, Mayfair.



### Why Choose The JNP Partnership?

#### Valuing Your Home

Our staff understand the importance of valuing your property at the right price and take into consideration all market conditions at the time of the appointment. We are always able to use widespread comparables to demonstrate our valuation accuracy.

#### Innovative Property Details and Mailing

Our high quality property details include floor plans and EPC's (Energy Performance Certificate's) as standard and are available in print and online. We can also create bespoke property brochures for that more individual property. This all ensures that your property stands out in this competitive market where first impressions count. Our networked branches provide the ability to search property details in all offices and locations, another route available to us for matching sellers and purchasers. Our software system automatically advertises properties to over 20 websites and can match your property to suitable buyers from all over the country at the touch of a button. Your property details can be emailed within moments of receiving your instructions and we also make prospective purchasers aware by post and phone.



#### Online Marketing

We understand the importance of the internet to today's buyer. The JNP Partnership advertise on over 20 websites including; [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.primelocation.co.uk](http://www.primelocation.co.uk), [www.zoopla.co.uk](http://www.zoopla.co.uk), [www.findaproperty.co.uk](http://www.findaproperty.co.uk), [www.globrix.co.uk](http://www.globrix.co.uk), [www.home-sale.co.uk](http://www.home-sale.co.uk), [www.guildproperty.co.uk](http://www.guildproperty.co.uk), and our very own [www.jnp.co.uk](http://www.jnp.co.uk). No other local agent has subscribed to as many property portals as JNP, giving you the best possible coverage.

#### Innovative Marketing

On each of our properties we have the option of creating specialised audio tours. This combined with our very own iPhone application is illustrative of our innovative and technological leadership.

#### Newspaper Advertising

Even though as much as 80% of our enquiries now come from the internet, The JNP Partnership remain committed to an extensive advertising campaign and are unrivalled in the local paper "The Bucks Free Press" which is read by around 50,000 local people each week. This ensures that we can advertise our client's properties more regularly than most of our competitors.

#### Financial Services

It's very important with the ever-changing mortgage market that when negotiating on the sale of your home, your buyer is financially qualified to ensure that the sale does not falter at the last hurdle. The JNP Partnership qualifies every offer made on your home ensuring that you can make an informed decision regarding the outcome of any offer. We are one of the only agents to provide this service in-house.

#### JNP Conveyancing

During 2010, JNP launched its very own conveyancing proposition. We only use dedicated conveyancing specialists who guide you through the process using plain English and not complicated jargon. They will ensure that you are updated every step of the way saving you time and making the entire process as simple and stress-free as possible.

#### Customer Focused and Flexible

When you instruct the JNP Partnership to act as your sole agents, it will be with the understanding and belief that we will look after every aspect of your move, ensuring, at all times, that you are aware of events as they happen. We track the whole process on your behalf and ensure you are regularly updated in the way that suits you best be it by telephone, email or letter. We can offer a unique service to suit your requirements.

## Lettings & Property Management

Our Lettings team have several decades worth of experience working within the property industry in the local area, offering Landlords and Tenants alike peace of mind, especially for those new to the Lettings business. We have a specific Lettings office in central High Wycombe that services the locations of the rest of The JNP Partnership. The Lettings Department is a highly motivated and professional team who offer a first-rate service to all Landlords with all property types. There are 3 different levels of service; Full Management, Rent Collect and Let Only. Whichever level of service is chosen, our Landlords can be confident that we will be able to meet any specific needs and are happy to tailor the level of service to the individual Landlord.

JNP's membership of The Property Ombudsman – Lettings is your guarantee that we will provide protection to our clients and operate to the highest standards, as required by The Association of Residential Lettings Agents (ARLA) and The National Approved Letting Scheme (NALS).

We have a dedicated 'in-house' property management team which means that you will be dealing with dedicated staff that have not only seen your property but understand the needs of every client.

### Why Choose The JNP Partnership?

#### Marketing Literature and Mailing

At The JNP Partnership we understand the importance, and take great pride, in the presentation of our properties. We produce full colour lettings lists featuring all our available properties and display properties for rental in our High Wycombe Lettings Office. Details of our properties are automatically mailed to every suitable applicant that is registered with our company in addition to the regular contact we have with human resource departments of all the areas prominent businesses, hospitals, education establishments and local authorities. We strongly maintain that the distribution of our client's property details is unrivalled by any of our competitors.

#### Newspaper Advertising

We are committed to extensive newspaper advertisements in the local publication, the Bucks Free Press. This large commitment to local advertising ensures that JNP are the first company prospective tenants will turn to when beginning their search.

#### Internet

As part of our marketing strategy, your property details will be displayed with several colour

photos on The JNP Partnership web site, www.jnp.co.uk. This site currently has very strong rankings on the major search engines and allows potential tenants to register their details and be informed of any property that fits their search criteria. Your property will also be uploaded to the leading UK property portals Rightmove and Primelocation. These sites promote our clients' properties and are available 24 hours a day to an audience of over 20 million web subscribers in the UK alone.

Furthermore because of JNP's innovative and professional approach to modern day estate agency, we have been chosen by the Guild of Professional Estate Agents, associating with over 300 like minded companies with over 600 offices brought together through a quality property magazine distributed through all the associated offices.

#### Viewings

JNP are happy to accompany all viewings and show prospective tenants round directly. By attending appointments, we are able to build up a rapport with applicants and gauge their specific needs and wants in order we can recommend properties that most suit their criteria. Regular contact with our applicants and viewing follow-ups also ensure that we are able to establish any feedback on individual properties and communicate this to our clients.

### Before choosing a company to look after your most valuable asset please bear in mind that JNP the area's premier letting agency will offer you:-

- A FREE, NO OBLIGATION Rental Appraisal.
- Prolific local marketing to Companies, Relocation Agents and organisations.
- Prominent advertising in the Bucks Free Press newspaper.
- Worldwide marketing via the hugely successful www.jnp.co.uk and a plethora of other well known web sites.
- A first class letting service for Tenant Introduction, Rent Collection or Full Management.
- The arrangement of professional independent inventories using the area's most experienced companies.
- Local office network distributing details of all lettings properties through South Bucks and the Chilterns from Hazlemere, High Wycombe, Prestwood, Stokenchurch and Princes Risborough.
- Bonded Members of ARLA and members of NALS & The Guild of Professional Estate Agents.
- Monthly accounting service and rent collection.
- Strict vetting of all tenants by credit search, employment and previous landlords references.
- A very competitive fee structure.
- A service that is 100% compliant with the high ARLA – RICS & NALS accounting standards.
- Competitive Rent Guarantee insurance.



## Land & New Homes

Some of our current and past clients...



JNP Land & New Homes sales was set up over ten years ago and specialises in the marketing and sale of new homes for developers of all sizes, as well as operating a Land Department offering consultancy to would-be land sellers and finding suitable purchasers. Our philosophy is to operate a marketing orientated pro-active service drawing on the experience of our New Homes staff which have many years working in the local area.

### Why Developers Choose JNP To Market New Sites

- Leading local estate agency with a network of offices, all specialising in new homes
- Separate land buying division for sourcing prime sites
- Extensive advertising and heavy investment in latest marketing technology
- Past success including local developments ranging from 2 to 400 units
- Tailor-made marketing services from full estate agency marketing through to purchaser introduction only services
- Strong advertising presence in local and regional newspapers
- Promotion offered on our website [www.jnp.co.uk](http://www.jnp.co.uk) as well as the major national portals including rightmove and primelocation
- We offer a 'Tailor Made' service for development companies of all sizes from big name volume builders to small family run enterprises building fewer than five units a year

## Financial Services

With a large number of mortgage products available it is imperative that each client is able to make an informed decision regarding their finances. The JNP Partnership has its very own in-house Financial Adviser who can offer 'whole of market' mortgage products. Our Advisor can see you at a convenient time to suit you. We even have our own dedicated team within some lenders allowing us to produce mortgage offers quicker than if you were to go direct.

It's also very important that when negotiating on the sale of your home that your buyer is financially qualified to make sure that the sale does not falter at the last hurdle and we are one of the very few estate agents that can offer this service.

Any one of our advisors can meet you in our offices or, if easier, in your home. This enables us to be as flexible as possible so we can give you impartial and accurate advice.



There will be a mortgage application fee payable upon application. The precise amount will depend upon your circumstances and will not exceed £399. A minimum fee of £299 applies.

THINK CAREFULLY BEFORE SECURING OTHER DEBTS AGAINST YOUR HOME.  
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



## JNP Property Auctions



More and more clients are looking at Auctions as a FAST and EFFECTIVE way to sell their home. If you are looking to sell a property with no 'last hurdle' problems, then JNP Auctions could be the best method of sale for you.

Your properties can be submitted for sale as late as four weeks before an auction and if sold then the monies from the sale can be transferred to you as little as 6 weeks from the date of instruction.

We advertise on our website and in our catalogue which is distributed through our extensive office network in High Wycombe, Hazlemere, Prestwood, Princes Risborough and Stokenchurch. We can even advertise further afield if a property needs to be advertised out of our catchment area. Whilst most properties are suitable for sale by auction we will always give advice as to the best means of sale for your property. If we feel that a property is not suitable for auction then we will refer you to our experienced Sales and Lettings team to help you find the right path for the sale of your home.

### Why Sell Via JNP Auctions?

#### Selling Price

Selling at auction can achieve a premium and sometimes an exceptional price. Competition and excitement in the auction room work in the sellers favour.

#### Certainty

Nothing is subject to contract unlike private treaty where buyers may withdraw at any time prior to exchange.

#### Speed

A binding contract is formed at the fall of the gavel accompanied by a 10% deposit. Completion is within 20 working days.

#### Efficiency

Only serious buyers – no time wasters.

#### Convenience

Block viewings conducted by The JNP Partnership create minimal disruption to sellers.

#### Suitable Types Of Property For Auctions Include:

- Residential and commercial property
- Probate and executor sales
- Property with development potential
- Flats above commercial premises
- Property likely to attract keen competition
- Property with structural problems
- Property requiring modernisation
- Property with short leases
- Unusual properties
- Land with or without planning permission

## JNP Conveyancing

At The JNP Partnership we understand that time is precious and have therefore introduced an easy to use conveyancing proposition. We have taken the modern day process and changed it to make it more user-friendly while maintaining a dedicated member of staff for you to deal with.

### Why Use JNP Conveyancing?

- No more postal delays Initial instruction forms completed online.
- All your legal and mortgage documentation available to read and download as soon as they have prepared it, including your contract and deeds!
- Online payment system so no more sending cheques in the post.
- Document upload facility so no need to send your starter pack documents and identification through the post.
- Clear and independent professional advice is provided in plain English.
- There are no surprises - the costs are provided up front.

- No move - no legal fee - If your move doesn't go ahead you won't have to pay any legal fees.
- Transactions involving JNP Conveyancing typically take two weeks less ie. between "sale agreed" and "exchange of contracts". This eases the process for all concerned and means people are less likely to change their minds due to delays.



## Our Commitment To You

We are one of the few modern Estate Agents that constantly monitor our staff by way of training and exams. All JNP Valuers have either passed their NAEA exams or are currently under training.

We have been chosen by a wide range of companies for our innovative and forward thinking ideas and have been recognised as the 'Best Estate Agents in the Area' by many Organisations and are associated with the following companies.





## Feedback From Our Clients

### **Hazlemere Sales**

Everyone worked very hard to sell my property when the market was slow. We are very grateful for everything done! Thank you. *Mrs P*

### **High Wycombe Lettings**

Many thanks for a fantastic service! *Mr & Mrs H*

### **High Wycombe Sales**

After falling for the high valuation trick and asking another agent to market our house, we are incredibly glad we decided to go with JNP when we decided to change agents. Everyone we have dealt with at the Wycombe branch has been fantastic throughout our sale & purchase. I would particularly like to thank James, Ivan & Graham for a fantastic service. Although we are moving to Wales I still have many friends in this area and will always recommend JNP to anyone that asks. Many thanks. *Mr A*

### **Hazlemere Sales**

The staff at JNP have been most kind and understanding during the sale of my property and it's clear they take into account the personal situation of each client and handled my sale professionally, efficiently and empathically! High praise for the staff indeed!! *Miss S*

### **Prestwood Sales**

All staff were extremely supportive throughout the whole selling experience. *Miss H*

### **High Wycombe Sales**

Your agents were very helpful, courteous and supportive - excellent service throughout. *Mrs T*

### **Princes Risborough Sales**

Very many thanks to you for making the sale of "Westfield" a smooth one - Great communication and quick to iron out any difficulties. Thank you very much - most importantly for having prospective buyers lined up on day one. *Mr & Mrs M*

### **High Wycombe Lettings**

I found your service to be friendly, efficient and professional. Thank You. *Mr L*

### **High Wycombe Sales**

Ivan went beyond the "call of duty" with this sale, he put in an enormous amount of effort and was very supportive and knowledgeable. Thanks Ivan!!! *Mrs G*

### **High Wycombe Sales**

I would like to take this opportunity to give my thanks to the High Wycombe branch, they kept me up to date through the whole process, explained the procedures as I am a first time buyer which really was appreciated. Please pass on my thanks as you made my first house purchase very stress free. *Miss G*

### **Princes Risborough**

Excellent, honest service and at short notice. Thank you to Gerry for all her support. *Miss G*



Thank you

## Moving Checklist

As moving day approaches you will need to contact various people and organisations to tell them about your change of address. To assist you, we have compiled a simple checklist.

- ▶ Confirm the date of your move.
- ▶ If you're renting, notify your landlord of your moving date.
- ▶ Check your home insurance - make sure you have cover from the day you move in to your new home.
- ▶ Obtain written quotes from several removal firms. Get references and check the limits of their insurance.
- ▶ If you're not using professional removers, ask friends to help.
- ▶ Book extra storage space if required.
- ▶ Notify the relevant utility companies of your departure.
- ▶ Start getting rid of possessions you no longer need. Decide which items can be taken to a charity shop, sold at car boot sale, or offered to your friends.
- ▶ If you need new furniture or carpets - order them now and arrange delivery for when you move in.
- ▶ Arrange for meter readings of utility services and arrange for connection at your new home.



### Two weeks before moving

- ▶ Start packing non-essential items such as books and non-seasonal clothes into boxes.
- ▶ De-register from your doctor, dentist and optician if you're moving out of the area.
- ▶ Visit the post office and arrange for your post to be forwarded (you will be charged a fee for this service).
- ▶ Notify your milkman and newspaper shop that you'll be moving and give them a date you want the service to stop.
- ▶ If you have children or pets, arrange for someone to look after them during the move.
- ▶ Make a list of everyone who should know about the move. Send out change of address cards.
- ▶ Finalise arrangements with your removal company. Confirm arrival times and make sure your removers have directions to your new address.
- ▶ Arrange a time to collect the keys for your new home from the estate agent.
- ▶ Notify then bank of any changes to direct debits and standing orders.



