

The Smart Way to Become Every Seller's First Choice

In today's competitive market, making an offer isn't enough; you need to stand out as the most Committed Buyer. With Gazeal, you prove you're committed, lock in the agreed price, and protect yourself from being outbid or Gazumped. No price changes, no surprises, no wasted time, just a clear path to securing your dream home with certainty.

Protect your Purchase in 2 ways



most popular

Reservation Guarantee

Secure your dream home with our most popular option, both you and the Seller commit to the sale with guaranteed compensation if either party pulls out unreasonably, all without needing to pay a large upfront deposit.



Holding Deposit

Place a deposit that's securely held by Gazeal, it shows your commitment to the Seller and takes the property off the market.

Over 300,000 property sales collapse every year, that's 1 in 3 transactions falling through.

With a 95% sale completion rate, we give you the certainty, protection, and peace of mind you deserve when selling your home.

- ◆ Stand out as the Best Buyer.
- ◆ Move with confidence.



The 3-Step Process to Secure Your Purchase.

Step 1: Commitment

By asking the Agent about Gazeal's Buyer commitment options, you can stand out from the crowd and give the Seller confidence in choosing you. There are two powerful ways to show you're committed, protect your offer, and get it accepted faster.



most popular

Reservation Guarantee

For Buyers who want certainty without tying up large sums of money, Gazeal's Guarantee is the smartest way to commit. Instead of paying a holding deposit, you pay a small fee starting from £600 (inc. VAT) to guarantee a £2,000 commitment (or more if needed). The Seller matches this commitment, ensuring both parties are protected. If either party pulls out unreasonably, the innocent party is compensated.

- ✓ Show your Commitment and stand out as the best Buyer in the market
- ✓ No upfront deposit required.
- ✓ Mutual commitment from both Buyer and Seller
- ✓ If the Seller withdraws unfairly, you get your compensation
- ✓ Gazeal guarantees compensation payment

Holding Deposit

A holding deposit secures the property for you by taking it off the market. You agree on a deposit amount with the Seller, which is held safely by Gazeal in an FCA Protected Bank account. If you pull out without a valid reason, the Seller keeps your deposit. If the Seller pulls out for any reason, you get your deposit refunded in full.

- ✓ Show your Commitment and stand out as the best Buyer in the market
- ✓ Deposit held safely by Gazeal in FCA-protected account
- ✓ If the Seller pulls out for any reason, you get your full deposit back
- ✓ This is just like lettings, but for sales.

Step 2: Lock In Your Commitment with Terms and Exclusivity

Once the parties have agreed on the commitment path:

- ✓ You secure an exclusivity period (up to 6 months), where the Seller agrees not to market the property to other Buyers.
- ✓ Both parties agree on a clear timeline and terms for exchanging contracts.
- ✓ Your Commitment is secured, either with the Gazeal Guarantee or a Holding Deposit



Step 3: Gazeal Protects Your Purchase to Exchange

With the agreement or deposit in place:

- ✓ Exchange of contracts expected and both parties are locked-in to the terms agreed.
- ✓ Breaking the agreement before exchange triggers a penalty. The defaulting party pays the agreed compensation to the innocent party.
- ✓ If the defaulting party doesn't pay, Gazeal provides a 100% guarantee that the compensation is paid to the innocent party swiftly.



Gazeal is Trusted by Thousands of Home movers.

- ✦ Protect your price
- ✦ Avoid collapse
- ✦ Move with confidence

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Using Gazeal to secure my proposed purchase gave me the confidence that I would not be gazumped. I think I really only appreciated it, once I had exchanged and completed. Prior to that, although it made sense, I felt it was just an extra expense. However, I am pleased I used Gazeal to help secure my purchase, rather than get so far and it all go pear shaped. When my purchase took a little longer than expected, I was contacted by Gazeal and offered an additional length of time, for no further charge, to enable me get to the point of exchange, without the concern of the deal falling through. The seller and purchaser both have to commit to the agreement. Despite the additional expense it gives both parties the confidence that the other is serious and intends to go through with the sale/purchase, giving the required time for solicitors/conveyancers to do their work.

-Judith



The Smart Way to a Safe and Certain Home Sale.

Selling your home is a major decision, and it can be frustrating and costly if sales collapse at no fault of yours. We make sure your sale is protected! No more time-wasters, no more last-minute dropouts, no more stress.

Protect your Sale in 2 ways



most popular

Reservation Guarantee

Secure your sale with our most popular option, both parties commit to the sale with a guaranteed compensation if either pulls out unreasonably, without needing an upfront deposit.



Holding Deposit

Ask the Buyer to place a deposit that's safely held by Gazeal; if they withdraw without good reason, you keep the deposit as compensation.

Over 300,000 property sales collapse every year, that's 1 in 3 transactions falling through.

With a 95% sale completion rate, we give you the certainty, protection, and peace of mind you deserve when selling your home.

- ◆ Buyer's Commitment Secured
- ◆ No Gazundering & Price negotiations.



The 3-Step Process to Secure Your Sale.

Step 1: Choose Your Buyer Commitment Option

By simply telling your Agent you want commitment upfront, you can take control of your sale and secure a committed Buyer from the start. There are two powerful options for your Buyer to show commitment.



most popular

Reservation Guarantee

For Sellers who want the highest level of certainty without asking the Buyer to tie up large sums of money, Gazeal's Guarantee is the smartest and most secure way to proceed. Instead of requiring a deposit, the Buyer pays a small fee (starting from £600 inc. VAT) to guarantee a financial commitment of £2,000 (or more, if agreed), which Gazeal Guarantees. You, the Seller, match this commitment. If either party pulls out unreasonably, the innocent party is compensated.

- ✓ Buyer's Commitment Secured
- ✓ No upfront deposit required.
- ✓ Mutual commitment from both Buyer and Seller
- ✓ Gazeal guarantees compensation payment
- ✓ Most popular choice among Sellers and Buyers

Holding Deposit

This option gives you immediate peace of mind by requiring the Buyer to place a holding deposit, which takes your property off the market. The deposit amount is agreed between both parties and held safely in an FCA-protected bank account. If the Buyer pulls out without good reason, you keep the deposit. If you decide to pull out, the Buyer gets their deposit refunded in full.

- ✓ Buyer's Commitment Secured
- ✓ Deposit held safely by Gazeal in FCA-protected account
- ✓ If Buyer pulls out unfairly, seller keeps the deposit
- ✓ This is just like lettings, but for sales.

Step 2: Lock In the Buyer with Terms and Exclusivity

Once the parties have agreed on the commitment path:

- ✓ You grant an exclusivity period (up to 6 months) where you agree not to market the property to others.
- ✓ Both parties agree to a clear timeline and terms for reaching exchange.
- ✓ The Buyer commits financially, either via the Gazeal Guarantee or a Holding Deposit.



Step 3: Gazeal Protects Your Sale to Exchange

With the agreement or deposit in place:

- ✓ Exchange of contracts expected and both parties are locked-in to the terms agreed.
- ✓ Breaking the agreement before exchange triggers a penalty. The defaulting party pays the agreed compensation to the innocent party.
- ✓ If the defaulting party doesn't pay, Gazeal provides a 100% guarantee that the compensation is paid to the innocent party swiftly.



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- ✦ Secure your Buyer
- ✦ Avoid collapse
- ✦ Move with confidence

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Why is this not the norm for the industry? I want my agent to include and discuss this with all my potential buyers.

-Jane



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I had a problem with the sale of my house when the buyer pulled out for no apparent reason. Thankfully we were covered by a Gazeal agreement and £2000 was in my bank account within a week. Highly recommend.

-Andy



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I would use this service again and be a little sceptical if someone was reluctant to sign up for it.

-Stephanie

