



# Buying Property with Connect RealTime®



# Table of Contents

Connect Realtime®	<b>1</b>
Buyer Information Pack	<b>2</b>
The Buying Process	<b>3-4</b>
Identification Checks	<b>5</b>
Proof of Funds	<b>6-7</b>
Buyer FAQs	<b>8-9</b>
Testimonials	<b>10</b>
Charity	<b>11</b>
Get in Touch	<b>12</b>



# Connect RealTime®

The quick, secure & transparent way of buying property

-  **Chain-free, predictable and transparent**
-  **Buy with as little as 5% deposit and 95% mortgage\***
-  **Guaranteed completion date**

Purchasing your new home should be an exciting and straightforward experience. With Connect RealTime®, the process is designed to be faster, more transparent, and far more secure than traditional property transactions.

## **FASTER COMPLETIONS**

Move forward with confidence knowing your purchase can be completed within a guaranteed 90-day timeframe, often even sooner where both buyer and seller agree. No unnecessary delays, just a clear path to completion.

## **PEACE OF MIND**

Once your Reservation Agreement is signed and the fee is paid, the property is secured exclusively for you. That means no gazumping, no unexpected changes, and no last-minute surprises - just certainty from the outset.

## **MORTGAGE-FRIENDLY OPTIONS**

Getting on the property ladder is more accessible than ever, with options to buy using as little as a 5% deposit and a 95% mortgage\*. You'll also have access to experienced brokers who fully understand the Connect RealTime® process and can guide you every step of the way.

## **A TRANSPARENT, INFORMED PROCESS**

A comprehensive Buyer Information Pack is provided upfront, giving you all the key details before you commit. Review everything in advance and proceed with complete clarity and confidence when making your decision.

\*All mortgages are subject to borrower status and lender criteria. A broker fee may be payable upon mortgage application. The total fee payable will depend on your circumstances. Your mortgage consultant will explain any fees applicable in your initial consultation. Your home may be repossessed if you do not keep up repayments on your mortgage. Most buy to let mortgages are not regulated.

# Buyer Information Pack

## What is a Buyer Information Pack?

A Buyer Information Pack gives you the key property details upfront, so you can bid with confidence. It's free to view before you bid, and only the winning bidder pays.

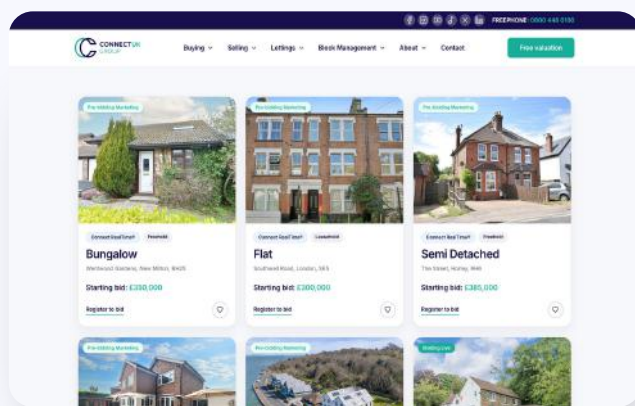
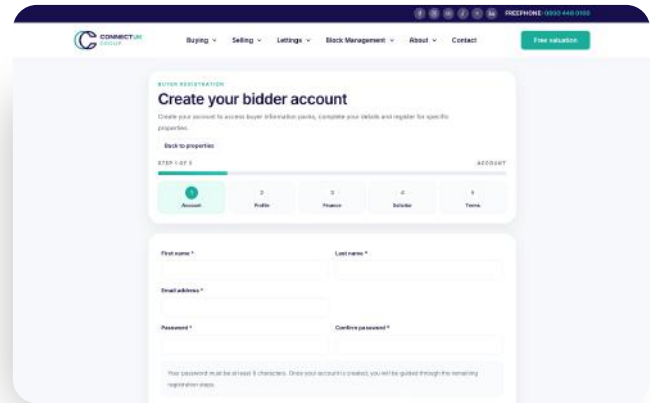
The pack includes Local Authority Searches, Water and Drainage Searches, the Property Information Form, Fixtures and Fittings Form, Title Register documents and more – all designed to help you make an informed decision.



# The Buying Process

## Create an Account

Set up your Connect RealTime® account to shortlist properties, access key documents, and monitor your progress all in one place.



## Find a Property

Browse available properties to find the perfect opportunity for you.

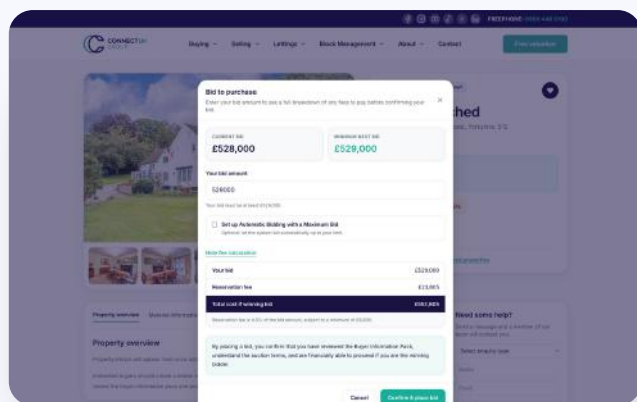
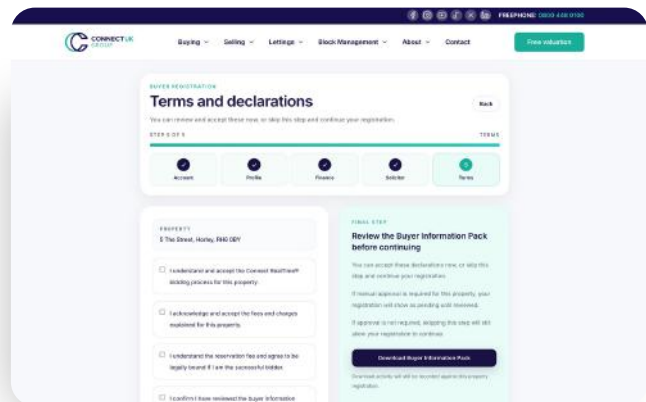
## Getting Prepared

Review the Buyer Information Pack, arrange a viewing, and make sure you understand the process, terms, and fees. It's also recommended to go through the legal details with your solicitor before proceeding.



## Register to Bid

Log in to your account and find the property you want to bid on. Complete your registration and accept the Bidding Terms.

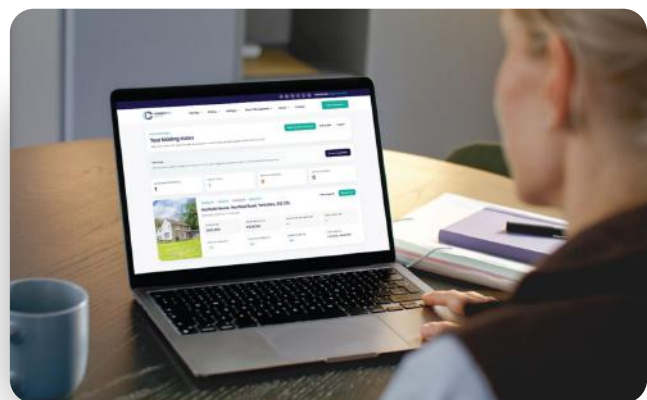


## Bidding Online

Always review the associated fees before placing a bid. You can also set up automatic bidding, which will place bids on your behalf up to your chosen maximum.

## Offer Accepted

If your offer is accepted, we'll be in touch to confirm the details and guide you through the next steps, including any required payments.



# Identification Checks

Under Money Laundering Regulations 2017, Estate Agents and Auctioneers are required to complete an identification process on all of their clients, including buyers.

Should you be the buyer of a property, the following identification checks will be carried out:

- We will send you an email with a link to complete an online electronic Identification Check, using our trusted compliance partners; CREDAS. This will leave a soft search on your credit report; however, this is something that only you can see, and it does not affect your credit rating.
- In some circumstances, we may be required to obtain certified identification documents or other information from you.
- If you are a business buyer or acting on behalf of a business, we are also required under the Money Laundering Regulations to request additional information and complete checks on any Directors and Significant Controllers.
- Proof of Funds and information in relation to source of funds is also required. The guide confirms what will be required, however our helpful team will discuss this with you if you are the winning bidder.



# Proof of Funds

Winning bidders are required to confirm the method of funding and furnish evidence of the source of funds. This information must be provided upon agreement of the sale, in accordance with the provisions set out in this document.

Purchase Method	Proof Required	Requirements
Cash held in a bank account or shares	<ul style="list-style-type: none"> <li>Bank statement(s)</li> <li>Share Statement(s)</li> </ul> <p><i>*Please note, if funds are coming from multiple accounts, bank statements are required for each account</i></p>	<p>Statements need to confirm the following:</p> <ol style="list-style-type: none"> <li>The balance and how the funds were accumulated, unless statement is accompanied by an acceptable document that confirms where any lump sum came from. Such as proceeds of a sale, cashed in pension</li> <li>Name and address</li> <li>Must be dated within the last 90 days</li> </ol>
Proceeds from a sale	<ul style="list-style-type: none"> <li>Copy of the Memorandum of Sale</li> <li>Completion Statement or confirmation letter from your solicitor or conveyancer</li> </ul>	<p>Memorandum of Sale needs to confirm the following:</p> <ol style="list-style-type: none"> <li>Your details</li> <li>Your conveyancer's name</li> <li>The property sale price</li> </ol> <p>Letter/Completion Statement from your solicitor or conveyancer needs to confirm the following:</p> <ol style="list-style-type: none"> <li>That the sale has completed and the achieved price</li> <li>Your details</li> <li>The details of the sale and funds available OR the Mortgage Redemption Statement OR a bank statement showing the proceeds of sale</li> </ol>
Mortgage, re-mortgage or other finance	<ul style="list-style-type: none"> <li>Decision in Principle (DIP) Agreement in Principle (AIP) OR Mortgage in Principle (MIP) from the Lender OR</li> <li>Copy of the loan agreement</li> <li>Evidence of deposit*</li> </ul>	<p>Loan or Mortgage Agreement must:</p> <ol style="list-style-type: none"> <li>Be in your name</li> <li>Be in date/valid</li> <li>Confirm the loan value</li> </ol> <p>If the lender is unable to provide any of the above, we can accept a mortgage illustration.</p> <p><i>*Please see the appropriate sections of this document for confirmation as to what to provide as evidence of deposit funds (e.g. bank statements, gifted letters)</i></p>

Purchase Method	Proof Required	Requirements
<p>Gifted funds*</p> <p><i>*When another individual is providing some or all the monies that will be used for the purchase</i></p>	<ul style="list-style-type: none"> <li>Gifted letter to be completed by the donor</li> </ul>	<p>Letter to confirm the following:</p> <ol style="list-style-type: none"> <li>The name and address of the donor and yourself</li> <li>The gifted amount</li> <li>Be provided with proof of funds as advised within this document</li> <li>Be provided with 2 x certified ID documents for the donor</li> </ol>
Pension funds	<p>Funds released:</p> <ul style="list-style-type: none"> <li>Letter from pension provider confirming release of funds</li> </ul> <p>Funds not released:</p> <ul style="list-style-type: none"> <li>Copy of the latest pension statement, dated within the last 12 months</li> </ul>	<p>Letter or Statement to confirm the following:</p> <ol style="list-style-type: none"> <li>Your name and address</li> <li>Confirm the funds released OR if funds have not yet been released, the letter would need to confirm that pension funds will be available for when the sale completes</li> </ol>
Trust funds	<ul style="list-style-type: none"> <li>Letter from solicitor dealing with the trust</li> </ul>	<p>If the buyer is a beneficiary:</p> <ol style="list-style-type: none"> <li>Letter to confirm the trust and trustee's consent to funds being used</li> <li>Statement including any special conditions</li> <li>Amount of funds available and when</li> </ol> <p>If the buyer is a trustee:</p> <ol style="list-style-type: none"> <li>Letter to confirm the trust</li> <li>If buyer needs authority to buy on behalf of the beneficiary</li> <li>Statement including any special conditions</li> <li>Amount of funds available and when</li> </ol>
Business purchase	<ul style="list-style-type: none"> <li>Savings or Current Account</li> <li>If mortgage, a Decision in Principle (DIP) Agreement in Principle (AIP) OR Mortgage in Principle (MIP) from the Lender</li> <li>Copy of the loan agreement</li> </ul>	<p>Savings or Current Account:</p> <ol style="list-style-type: none"> <li>Statement showing how the funds have built up i.e. regular deposits saved from current account</li> <li>Where payments have been coming into the account from another account, provide statements from both accounts</li> <li>Statement to be dated within last 90 days</li> <li>Needs to be in business name and current address</li> </ol> <p>Mortgage:</p> <ol style="list-style-type: none"> <li>Decision in Principle (DIP) from lender, also known as Agreement in Principle (AIP) or Mortgage in Principle (MIP)</li> <li>If the lender is unable to provide any of the above, your mortgage illustration</li> <li>In business name, in date/valid and confirm loan value</li> </ol>

# Buyer FAQs

## What is Connect RealTime®?

Connect RealTime® combines the speed and transparency of auction with the flexibility of a traditional sale. Properties are marketed with a fixed timeline, allowing buyers to bid in a competitive but structured environment.

## Is this the same as traditional auction?

No. Unlike traditional auctions:

- You don't need to attend an auction room
- You can bid online
- There is more flexibility before exchange

Once your offer is accepted, you'll pay a reservation fee and sign a reservation agreement, confirming your commitment to proceed.

## How is this different from a traditional property purchase?

Connect RealTime® is a structured, time-bound buying process.

Instead of informal negotiations, buyers compete in a clear bidding period, giving you full transparency and a defined timeline through to completion.

## How do I place a bid?

Once you've reviewed the Buyer Information Pack and created an account, you can place bids directly through the platform during the live bidding period.

## Do I need to register to bid?

Yes. Before bidding, you'll need to register your details and accept the bidding terms. This helps ensure a smooth and transparent process for all parties.

## Is there a reservation fee?

Yes. If your offer is accepted, you'll pay a non-refundable reservation fee to secure the property. This takes the property off the market and commits both parties to the sale.

## Can I view the property before bidding?

Yes, we always recommend arranging a viewing and reviewing the Buyer Information Pack before placing a bid so you can make an informed decision.

## Do I need a solicitor before bidding?

Ideally yes, you should have a solicitor in place before bidding, as the process moves quickly once your bid is accepted.

## **What happens if my bid is accepted?**

In some cases, offers may be considered before or during the process, but all offers are handled through the platform to ensure fairness and transparency.

## **What happens if I'm outbid?**

You can continue bidding during the live period, or register your interest in similar properties coming to market.

## **Can I make an offer outside of the bidding period?**

Once your bid is accepted, you will be required to pay a non-refundable reservation fee to secure the property. This confirms your commitment and takes the property off the market.

## **Is there a risk of gazumping?**

No, once your bid is accepted and secured, the property is taken off the market, so there is no risk of gazumping.

## **How long do I have to complete?**

You'll typically be required to complete within 90 days from the date your offer is accepted and contracts are issued.

In some cases, a shorter timeframe can be agreed between both parties.

## **Can I get a mortgage?**

Yes, most properties are mortgageable subject to valuation and your circumstances.

You should:

- Have a Decision in Principle ready
- Speak to a broker early

## **What happens if I withdraw from the purchase?**

If you withdraw from the purchase, you will forfeit your reservation fee.

This discourages time-wasters and gives you greater certainty.

## **Why buy through Connect RealTime®?**

- Clear, transparent process
- No gazumping
- Access to full legal information upfront
- Defined timeline to completion
- Ability to compete fairly for properties

# Testimonials



"From first contact through to the end it has been 5 stars all the way. This experience has superseded all others."



"Great experience buying my property with Connect UK. The team were helpful, professional, and kept me updated throughout. Made the process smooth and stress-free. Highly recommend anytime!"



"The team could not have made my first auction experience any simpler or more pleasant. Thanks very much."



"Excellent service and professional. Given advice and explained in detail. Very quick, efficient and communication throughout was amazing."



"The clear communication and proactive approach made the entire process seamless and stress-free."

Google 4.7 Star Rating

# Charity

At the end of each financial year we give a portion of our annual profit to a nominated charity. Below are the charities we support and donate to.



# Get In Touch

If you would like a swift, stress-free property purchase, get in touch to find out how Connect UK Auctions can help you.

Call us today on [0800 448 0100](tel:08004480100)

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## General Enquiries

General and administrative enquiries  
[admin@connectukgroup.co.uk](mailto:admin@connectukgroup.co.uk)

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## Marketing

Media, press and advertising enquiries  
[marketing@connectukgroup.co.uk](mailto:marketing@connectukgroup.co.uk)

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## Aftercare

Post auction support  
[aftercare@connectukgroup.co.uk](mailto:aftercare@connectukgroup.co.uk)

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[connectukauctions.co.uk](https://connectukauctions.co.uk)



