



The Must Have Instruction Generation Tools For Every Estate Agent in the UK

AS SEEN IN...

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DAILY EXPRESS

property industry **eye**

**MORTGAGE
INTRODUCER**

MONEYWEEK

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PROBATE TOOL

The screenshot displays a web interface for a probate tool. On the left is a sidebar menu with options: Probate Properties, Targeted Properties, Live Campaign, Campaign History, Withdrawn, Back to Market, Price Drop, Sold - Under Offer, Recent Valuations, Letter Management, Settings, and Logout. The main content area shows a map of 'Lark Hill Village' with a 'Deceased Will' button. To the right, there is a 'Property Address' section for '178 New Wood, Northampton, NN2 1 8BN', a 'Possible care home address' indicator, and an 'Add to Campaign' button. Below this is a 'DECEASED FULL NAME' section for 'Henry Straggett' with 'DATE OF DEATH' 26/03/2020 and 'PUBLICATION DATE' 07/05/2020. A 'DETAILS OF THE Executor/Administrator' section lists 'Richard Straggett'. At the bottom right is a 'Property Sold History' table:

Year Sold	Sold Price
2014	£210,000
2012	£186,500

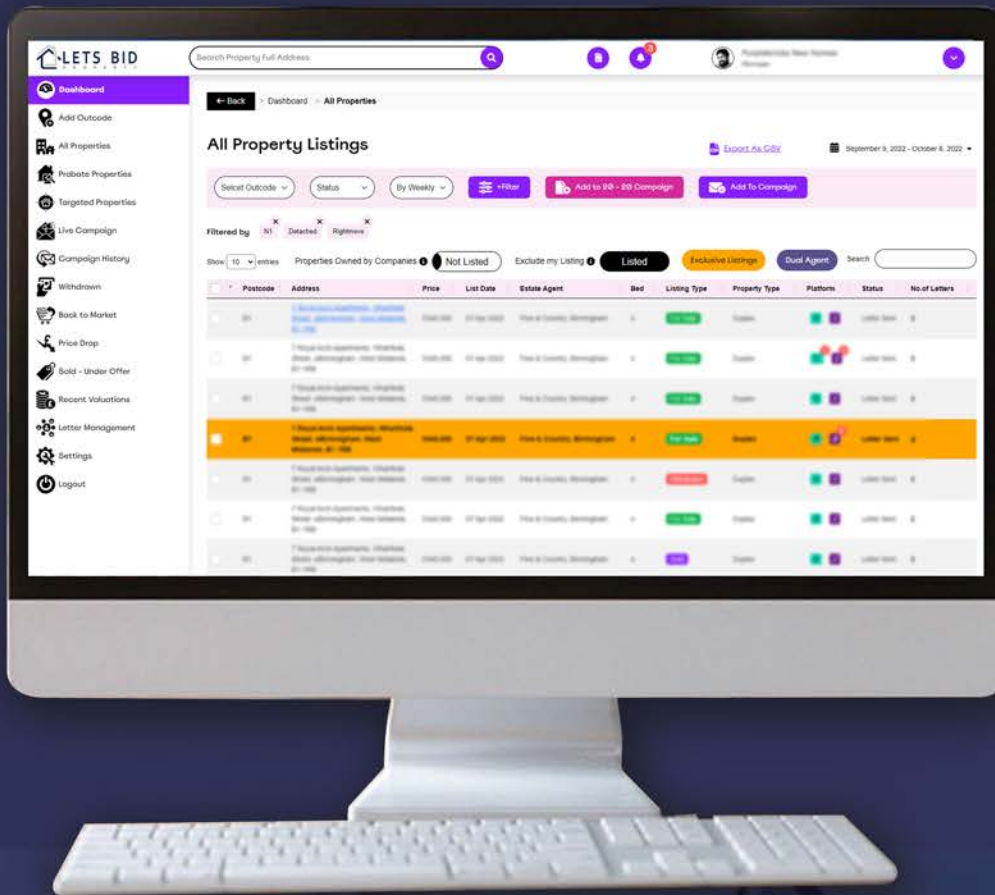
Below the table is the 'Property Listing Price' of £260,000 and a source acknowledgment: 'Source acknowledgement: House price data produced by the Land Registry'.

GENERATE PROBATE INSTRUCTIONS

The probate market in the UK is estimated to be worth £500m annually with Lets Bid we can

- Help you get new instructions of Probate Stock not on the market.
- Help you develop relationships with specialist probate solicitors in your area.

Up and down the UK , we are seeing our agents win multiple probate instructions every week.



Targeted Marketing

- »» Our 'Targeted Marketing' feature allows agents to canvass any type of property, in any area, whether its on the market or not.
- »» This tool is great for targeting properties that clients desire and allows agents to target areas and certain roads that are particularly popular.
- »» With several different filtered options available, agents can narrow their search down to give them the best chance of market appraisal requests coming in.

20/20

- ✓ Our 20/20 feature gives agents full addresses of sold properties in their local area.
- ✓ At one click of a button, agents can send letters to that street informing them of the recent success and how they can help them.
- ✓ This tool increases an agents brand awareness and results in more market appraisal requests.

Anniversary Letters

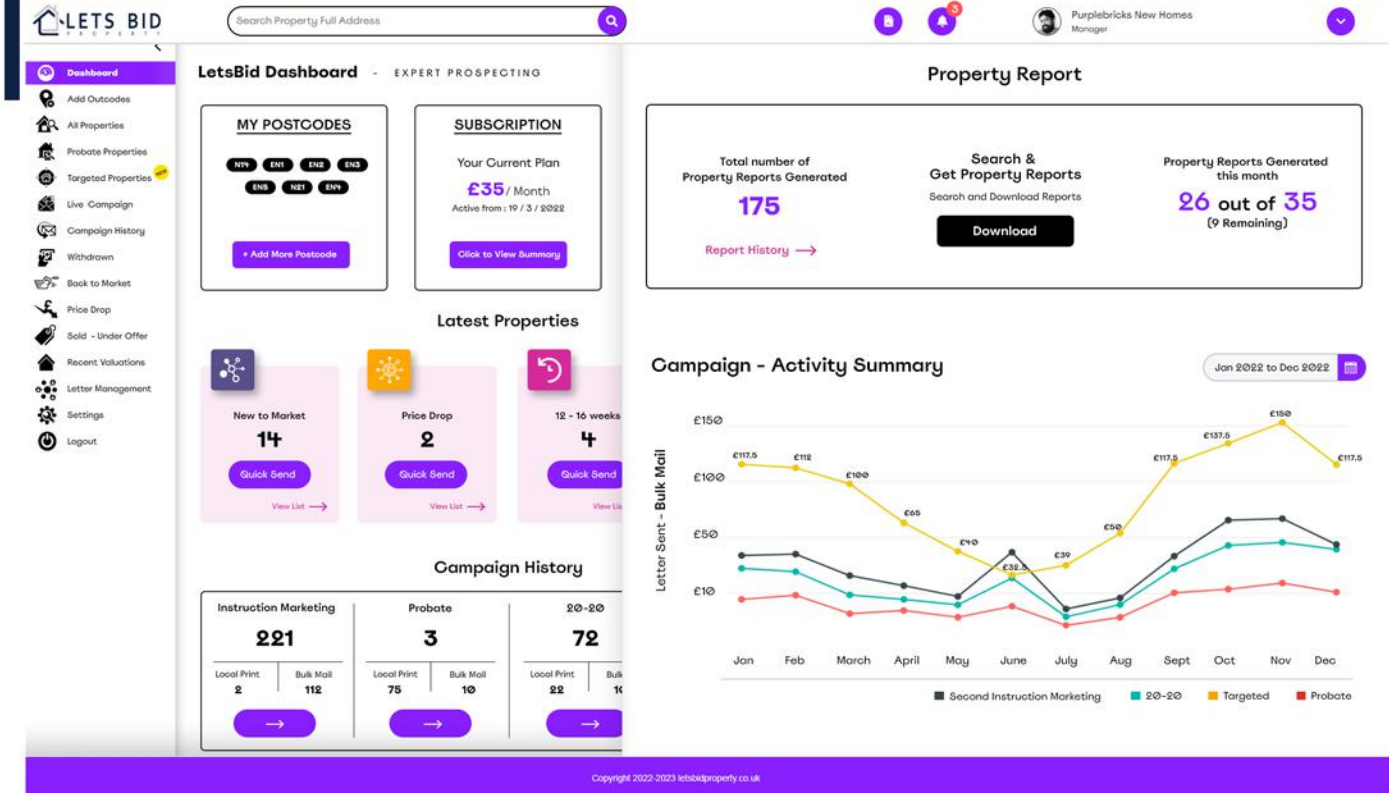
- ✓ 'Standing out from the crowd' is one of the hardest jobs as an estate agent. Our anniversary letters allow you to really connect with your clients by staying in touch after they have purchased a house from you.
- ✓ By doing this it shows them that they weren't just another sale to your business and will often result in future business from them and people they are close with in the future.

Reports

- ✓ Our detailed property reports play a key part in generating new business for estate agents in their local area.
- ✓ With a few clicks of a button, agents can generate and personalise property reports for any UK address they desire.
- ✓ These can be used on market appraisals as well as property viewings to impress both prospective vendors and buyers that agents are working closely with.
- ✓ The reports are designed to give our agents the knowledge they require to take advantage of their competitors and become the market leading estate agent in their area.
- ✓ They give you a detailed overview of any property and the surrounding area it sits in.
- ✓ Our reports can be seen as a valuation tool that can be used to help agents in many ways and can help a trainee estate agent look like a 30 year veteran.



INSTRUCTION GENERATION TOOL



50-60% OF EXISTING PROPERTY ON THE MARKET ARE SOLD WITH THE 2ND AGENT

Direct Marketing works and its the single biggest source of instructions for estate agents

- Send letters at a number of different trigger points throughout a property's marketing journey.
- Let us take care of your canvassing using our very own bulk mailing feature.
- Get a dedicated account manager that works with you towards your marketing goals.

AUCTIONS

BENEFITS

- Create you own in-house auction within minutes.
- You're in full control of your auction.
- We don't charge any buyers or sellers fees.
- You keep all of your fees.
- No upfront costs legal packs.
- Exposure to thousands of auction buyers.
- Gain a competitive advantage by adding another tool to your services.
- Committed buyers and sellers.
- SEO exposure online to attract listings.

LetsBid Property has partnered up with Movin Legal allowing you to order no upfront cost legal packs so your auction can go ahead quickly and smoothly.

- » You will have a dedicated case chaser.
- » Auction legal packs prepared for your vendors property within a few clicks.
- » Free service for Letsbid property partnered estate agents.
- » Pick the best quote on legal packs within a few clicks.

“ See what our Partnered Agents have to Say about us



LetsBid has been a game changer when it comes to our lead generation. Clean interface, easy to use and with the templates/support Jake provides, our ROI has been incredible. Value for money wise you can't beat it and I would highly recommend this prop-tech



From the first time that I met Jake Filed from Lets Bid, I knew from his passion and knowledge that I would be interested in the product that he was presenting to our company. After using the software now for a few months, I can honestly say that everything Jake praised about his company and the services offered has been 1st Class. The software is simple to use but affective, and the back up and ongoing support from Jake has been excellent.. Thank you Let Bid and Jake Field.



Great Service, Great company - Having now used the system for a while it has really helped our business grow and gain new leads. Highly recommended.



Jake from LetsBid is awesome. He is easily the most pro-active and non salesy person I've dealt with when it comes to choosing a company to use for all aspects of prospecting. He explains everything in laymen's terms that even I can understand and we also have a laugh about agency and what happens on a day to day basis. I can't recommend Jake enough if you are looking for someone to help with your prospecting needs.





See what our Partnered Agents have to Say about us



medwaypremierhomes.com

Highly Recommend - Great Company.

Highly recommend Lets Bid Platform. Jake is my point of contact and has explained brilliantly how great the prospecting platform works and with his estate agents background, its great to discuss scenarios on how the platform will benefit our company. A very personal professional set up.



Great service!

Anthony Onassis & Rosie Hargreaves have been excellent and in the short amount of time we have worked together have already gone over and beyond to assist.



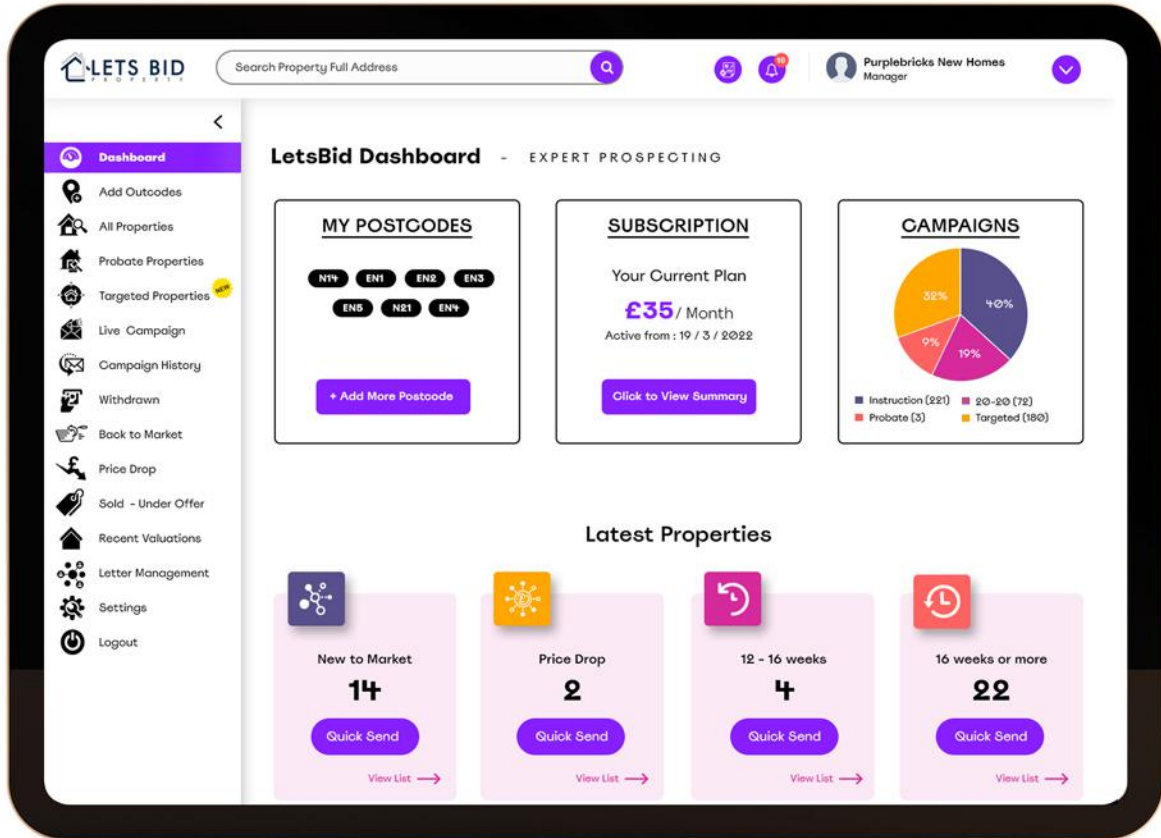
BM ESTATES
buying - selling - letting

We have recently started to work alongside Jake with LetsBid Property. Even though it has been a few months, it feels that it has been years! From the very start Jake has been supportive and ever so helpful, when there are new updates with the system Jake will arrange a meeting straight away to inform me and go through it all! This system itself is a breakthrough and the platform truly is a unique system. Jake is always in touch making sure everything is okay and after many years in the property industry, Jake has been the best manager to any system we have had. Highly recommended!



Great platform, very good and easy to use, the staff at lets bid especially Richard Huckvale are very supportive and quick to respond when you need help/advice with the platform. Loving all the new features! Cant wait to see what else Lets bid can offer in the near future. Highly recommend this company!





CONTACT DETAILS



www.letsbidproperty.co.uk

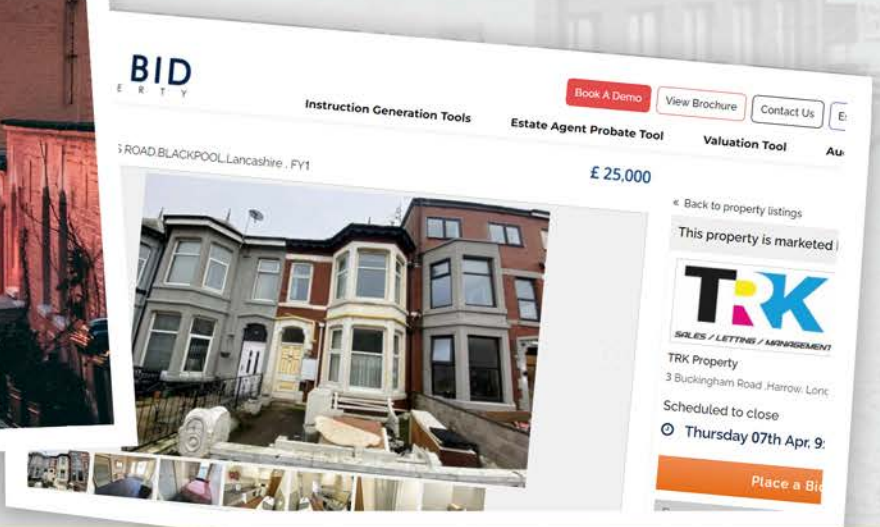


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What people think auction properties look like...



What you can sell using Conditional or Traditional Auction with LetsBid