

NEW RULES RELATING TO CORONAVIRUS MOVEMENTS DURING LOCKDOWN FOR BUYERS (UPDATED 5th January 2021)

The Government Guidelines state that the property market stays open, strictly subject to the following:

- No unnecessary visits to a property must be made
- Viewing by virtual video should take place (where available) first
- Questions should be asked PRIOR to physically viewing to ensure that the property is likely to be suitable
- Viewings should ONLY be made by those able to proceed or are actively planning to move:
 - Is your property on the market?
- The owners selling their property have the ultimate decision in accepting or denying the viewing (which must be respected):
 - Some may decide (for many reasons) to delay viewings. Some owner/occupiers work in NHS or CARE and are keen to not be in contact with third parties. Some owners/occupiers may have vulnerable circumstances surrounding their wish to delay viewings.

Prior to Viewing

If you or anyone in your household (or support bubble) affirms any of the statements below, you must inform the estate agent by law, prior to viewing.

- Have you or anyone in your household tested positive to Covid 19? If Yes state when.
- Have you been requested to isolate through the Track & Trace system? If yes state when.
- Have you or anyone in your household travelled abroad within the last 14 days?
- Have you or anyone in your household shown symptoms recently to Coronavirus (i.e sore throat, a new cough, high temperature)?

When viewing

- Strictly no more than two people in a party.
- All viewers agree to having their temperature tested (non-contact) prior to entering a property. If the temperature is recorded as high, the viewing will need to be rearranged.
- Do not travel to a viewing if anyone in your household has a high temperature or is displaying any symptoms associated with Coronavirus.
- All viewers must bring their own disposable gloves (a new clean pair to wear) and wear a proper facemask. Failure to do so will result in the viewing being postponed.
- 2m distancing rules remain strictly in place. Always adhere to this. Should you wish to have a door opened, please ask the estate agent to do so for you.

Stamp Duty Deadline

Those commencing a purchase after 31st December 2020 are not likely to meet the stamp duty holiday deadline of March 31st 2021. Please be aware of this when viewing and make the necessary financial provisions of additional (standard) stamp duty costs for moving after the 31st March 2021.

What to do now

Stay safe. Remain patient during these challenging times. We hope to be able to help you find your dream destination home for 2021 in the best and safest way possible.

Use the form available on this site: <https://zoenapier.co.uk/covid> PRIOR TO VIEWING, to confirm that you have read, understood and will fully comply to the latest COVID-19 LOCKDOWN RULES & GUIDELINES.