

**Buyer & Seller**

# How Bayzos can help protect your property sale from falling through .

By The Bayzos Team



**bayzos.**

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# Introduction.

Every year, around 300,000 property transactions collapse, costing sellers and buyers an average of £3,337 and 6 months of wasted time.

It's completely legal to walk away from a property transaction – which means fall throughs happen far too often.

We know how stressful and frustrating this can be.

That's why we've partnered with Gazeal, to give our buyers and sellers extra protection, peace of mind, and a far greater chance of getting their move across the finish line.

# What is Gazeal?

Gazeal provides a property reservation agreement that locks in commitment from the buyer and seller as soon as the offer is accepted.

That means you're protected from wasted time, unexpected costs, and last-minute letdowns.

## Get upfront commitment and protect your finances.

How does Gazeal protect buyers and sellers from fall throughs?

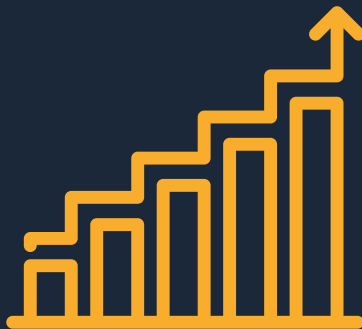
- **Stronger commitment** – Buyers and sellers sign a digital reservation agreement at the point of offer, committing them to the sale
- **Transparency upfront** – Key property information is prepared early, so buyers know what they're committing to

- **Price protection** – No last-minute renegotiation of the sales price
- **Financial security** – If someone walks away without good reason, the other party receives compensation (minimum £2,000)

## The result?

More certainty, less stress, and a far higher chance of moving successfully.

- **Without Gazeal:** only 60% of property sales complete
- **With Gazeal:** 93% of property sales complete



# How Gazeal's reservation agreement works.

- **Transparency built in** → Buyers get access to key property information upfront, reducing surprises later
- **Offer accepted** → Buyer and seller sign a reservation agreement
- **Commitment secured** → Both sides choose their level of guarantee and agree the terms
- **Protection in place** → If either side withdraws without good reason, the other receives compensation



# Who does Gazeal protect?

## Sellers are protected from:

- Buyers who misrepresent their situation (e.g., claiming to be chain-free).
- Mortgage or credit issues that weren't disclosed.
- Unreasonable completion deadlines.
- Buyers trying to drop the price before completion.

## Buyers are protected from:

- Sellers accepting a higher offer mid-process.
- Sellers changing their mind about moving.
- Unreasonable deadlines.
- Sellers demanding more money last minute.

## We know the fear of another fall through can hold you back from moving.

With Gazeal, you don't have to feel like you're gambling. Instead, you can go back on the market with:

- More **certainty**
- More **security**
- More **confidence**

# Common questions.

Do I have to use this service if buying or selling with Bayzos?

No – it's completely optional. But we recommend it if you want an extra layer of certainty.

How much does it cost?

The property information pack is a free service. The reservation agreement starts from £250 + VAT per person and pricing depends on the agreed guarantee.

How is a reservation agreement different to exchanging contracts?

Exchanging legal contracts happens much later in the conveyancing process. With Gazeal, the reservation agreement locks in commitment as soon as the offer is accepted.

You won't legally own your new home until the exchange of contracts and the transfer of the property's title deeds – but you're financially protected in the meantime.

What if something genuine goes wrong or the survey flags up serious problems?

The agreement is fair and flexible. For example, if a bad survey, problems with the title deeds, mortgage issues, or a broken chain make it impossible to proceed, no penalties apply. Additional conditions may be added by mutual consent between the buyer and seller.



### As a seller, how can I withdraw without penalty?

- If the buyer gave incorrect information
- If the buyer misses agreed timescales
- If the chain below the buyer collapses
- By mutual consent with the buyer

### How much could I be compensated if my transaction falls through?

At least £2,000 but up to £10,000, depending on the level of guarantee agreed upfront.

### How does the agreement work in a chain?

The agreement is not dependent on other people in the chain having a reservation agreement. If at any point the chain collapses, then the agreement simply pauses and can be restarted if both parties mutually agree.

# Final message from the founder.

Moving home is exciting – but it's also one of the biggest financial and emotional commitments you'll ever make. The last thing you need is the stress of a collapsed sale.

With a Gazeal reservation agreement, you're not just relying on good intentions – you're securing real commitment, real protection, and real peace of mind.

At Bayzos, we want every move to be as smooth and stress-free as possible.

That's why we recommend Gazeal for buyers and sellers who want to protect themselves from wasted time, money, and heartbreak.

If your last sale fell through, don't let that stop you moving forward.

Got any ideas how we can improve this guide? Please share them – [gary@bayzos.co.uk](mailto:gary@bayzos.co.uk)

Book Valuation

- GARY (FOUNDER) &  
THE BAYZOS TEAM

