

Quiet Seekers

What to expect

What it means to be a Quiet Seeker

As a Quiet Seeker, your wish list becomes an anonymous profile that homeowners can see before they decide to sell. It is free to register.

Most buyers hear about a home when it launches. By then, so has everyone else. Your profile changes that.

- It sits on our website, on the Edinburgh or East Lothian Quiet Seekers page.
- Homeowners thinking about selling can read it and raise their hand to us.
- Agents with a possible off-portal match can do the same.
- We check every new appraisal we carry out against your profile.

How your profile works

Your profile describes the home you want, not you. We never publish your name, contact details or address.

- **No name or contact details.** Homeowners and agents refer to you by your reference number, for example QS2026220.
- **No address.** If you have a home to sell, we give the area only, for example "currently live in Portobello".
- **Written by us from your wish list.** We write your profile from the details you give us and put it live. We then email you the link, your reference number and a screenshot.
- **Easy to change.** If anything isn't right, tell us and we'll amend it. You can also ask us to take your profile down at any time.

What to put in your wish list

The more specific you are, the better your profile works. A vague profile blends in. A precise one stands out to the one homeowner who matters.

- **Areas:** towns, neighbourhoods and any streets you love.
- **Streets you've missed out on:** a neighbour may have a similar home and be thinking of selling.
- **Type of home:** house or flat, number of bedrooms, age or style.
- **Must-haves:** parking, garden, a lift or anything else you won't do without.
- **Deal-breakers:** what would rule a home out.

- **Budget:** your upper limit, plus anything set aside for work.
- **Buying position:** cash, mortgage agreed in principle or a home to sell.
- **Timing:** when you need or hope to move.

How we use the information you provide

We use your wish list for one purpose: finding you the right home. Your name and contact details are never published.

1. **To write your profile.** We turn the details you give us into an anonymous profile and publish it on our website.
2. **To include the specifics that help.** What you tell us goes into your profile, including named areas, streets and homes you've missed out on. These details help the right potential vendor recognise their home in your profile and give them a solid reason to raise their hand.
3. **To match you.** We check your profile against every appraisal we carry out and every homeowner or agent who comes forward.
4. **To contact you.** When a possible match comes in, we get in touch with you directly.
5. **To approach homeowners, on the Active tier only.** We use your brief to target homeowners directly in the streets you choose.

Fees and next steps

Registering is free. You pay a success fee only if you buy a home through us.

Tier	What we do	Cost
Passive	Your profile goes live and homeowners come to us	Free
Active	We also target homeowners directly in the streets you choose	Upfront fee; ask us for details

Our success fee is a competitive percentage of the price you agree to pay for your new home. It applies to both tiers. You pay it only if you buy through us, at conclusion of missives, when your purchase becomes legally binding.

1. Tell us your wish list.
2. We put your profile live straight away, so homeowners can start seeing it as soon as possible. We then email you the link, your reference number and a screenshot.
3. With that email come our terms to sign, choosing the Passive or Active tier. Once they're signed, we can share opportunities with you as they come in. If you're not ready to agree them, we'll simply pause notifying you of matches until you are.
4. Keep looking on the open market too. Quiet Seekers works alongside your search.

Questions? Email office@mowatt.uk