

Chainmaker




BANNER
— H O M E S —



What is Chainmaker?

Chainmaker allows you to move more easily by helping you to complete the sale of your current home. We complete the top of the chain by selling to you your dream home and complete the bottom of the chain by buying the end property that doesn't currently have a buyer.

We may be able to buy your current home under our Premier Part Exchange or Tailored Home Exchange schemes. If this is not possible because of the value or location of your home we may offer to buy your potential buyer's current home directly from them under our Chainmaker scheme. This makes it easier for you to tie together the completion dates and move faster with less worry about the chain breaking.

If you use Chainmaker you will be able to advertise your current home as being available on a 'part exchange' basis because possible buyers can simply buy your home while we buy theirs.

The size of a chain does not matter. You can use Chainmaker to complete any length of chain.

To qualify for Chainmaker, the home you are buying usually needs to be worth at least 30% more than the property at the bottom of the chain that you want us to buy. However, we can make exceptions so it is always worth discussing the matter with your sales advisor. We will consider buying properties of any value, of any age, and in all locations in the UK. However, we have the right to refuse your application for Chainmaker.

If you do not currently have a buyer for your home, Chainmaker helps you to



market your current home and improve your chances of selling it so you can achieve your goal of owning a new home.

There may be several buyers interested in your home, none of whom have a buyer or a complete chain. If this is the case, we will be pleased to investigate all of these possible chain opportunities and try to put together the best complete chain for you.

Want to explore Chainmaker further?

To find out how Chainmaker could help you, please discuss your circumstances with your sales advisor. We will assess your needs and find out how we can help you. We will need to discuss your existing property with your current selling agents (we may already have done this if you have considered asking us to part-exchange your home). We will work with you and your selling agents to review the buyers who may be interested

in your home. We will also help your selling agents to market your home to those people who would like to buy it but don't have a buyer themselves. This often produces the extra push needed to complete your sale chain, either with, or sometimes even without, us buying the bottom property.

You do not need to make a commitment or spend anything. If we are able to offer a Chainmaker sale after carrying out valuations on a property, you do not have to carry on with that sale if you do not want to.

If you want to walk away at any time, of course you are free to do so up until exchange of contracts.

Once we have agreed the terms of the Chainmaker sale, you can move on to exchanging contracts with peace of mind, knowing that your chain is complete.

Summary

- Buy the brand new home that you want by finding your own buyer and then letting us complete the chain by buying the property at the bottom of the chain.
- Easily tie together all the completion dates in your chain because we will be at the top and the bottom of the chain.
- We will work with your selling agents to improve how your home is marketed to complete your sale chain.

Terms and conditions

- We have the right to refuse your application for the Chainmaker scheme, but if this happens your sales advisor will be pleased to work with your selling agents to find other possible Chainmaker sales, recommend alternative agents or help you with other suggestions about marketing your existing home.
- We will carry out a survey on any Chainmaker property that we propose to buy after both you and we accept the Chainmaker terms. The Chainmaker sale will continue to depend on the contents of that survey until exchange of contracts.
- You cannot use Chainmaker with any other incentives or purchase schemes unless we specifically agree you can at the time you reserve your property.

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