

### Terms and Conditions

During the period of your Early Bird reservation you will be required to make progress in securing a buyer for your existing property, either by marketing with an agreed local estate agent, or by pursuing Banner Homes Premier Part Exchange or Tailored Home Exchange schemes.

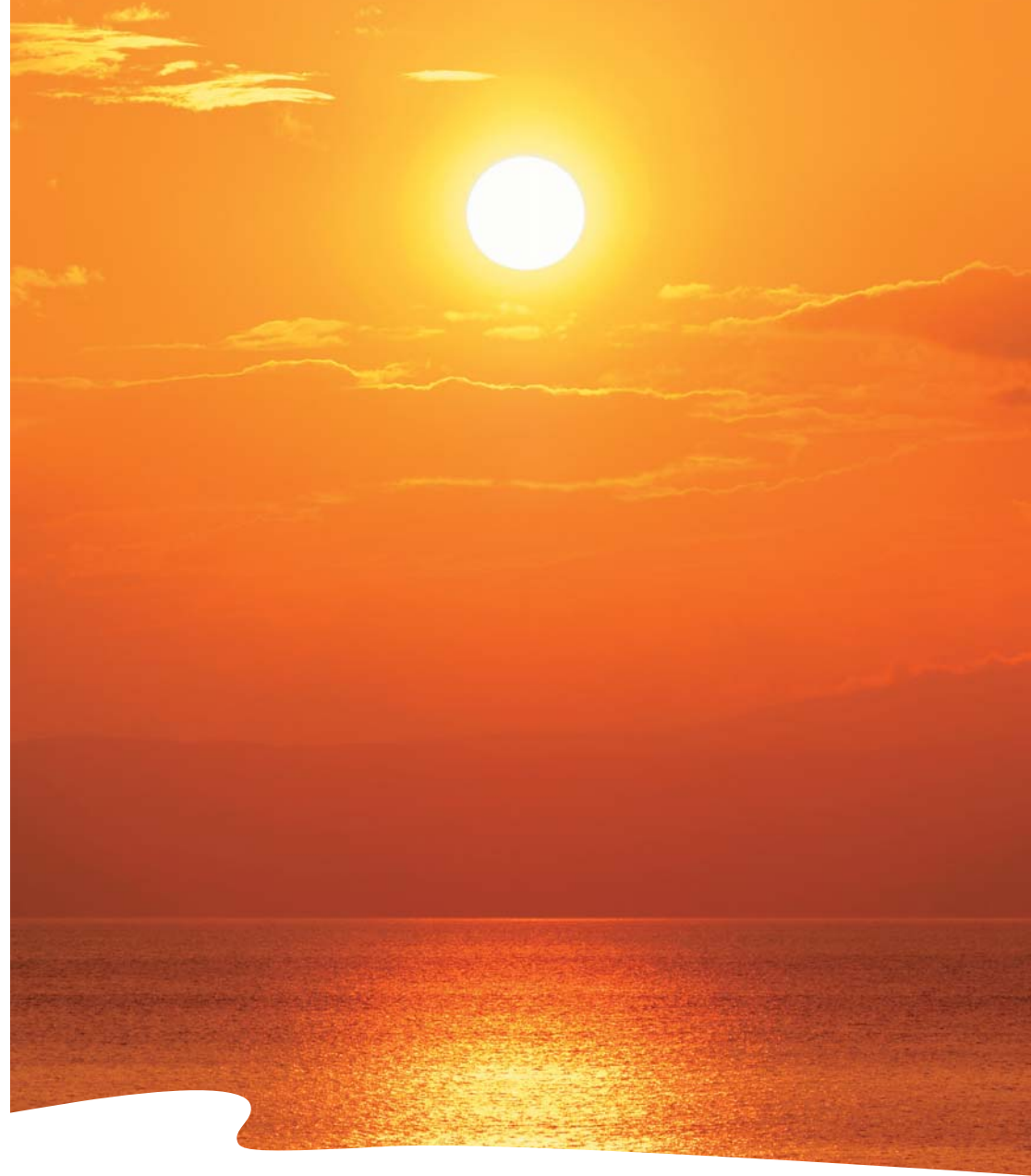
Banner Homes reserve the right to decline applications for an Early Bird reservation, but in this event your Banner Homes Sales Advisor will be pleased to liaise with your selling agents, recommend alternative selling agents and assist you with other suggestions regarding the marketing of your existing home in order to help you achieve a quick sale.



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## The Early Bird Scheme





## The Early Bird Scheme at a glance...

- Reserve the plot of your choice without having sold your existing property
- Ensure the plot of your choice is reserved for you while you explore the possibilities of Banner Homes Premier Part Exchange or Tailored Home Exchange schemes (please check availability on each development)
- Benefit from Banner Homes in-depth experience of local selling agents and let us help you to manage them effectively and secure a sale on your old property
- Reduce the stress of moving and buy yourself some time by combining the selling and buying aspects of your move



## Want to explore this further?

In order to find out how an Early Bird reservation could help you, please discuss your circumstances, in the first instance, with your Banner Homes Sales Advisor.

If you decide to proceed with an Early Bird, a reservation deposit will be required (half the amount required for a full reservation – refer to your Sales Advisor as amounts vary on each development), together with full details of your existing property and your selected or proposed selling agents. A reservation period will be agreed with you at the time and our staff will then monitor the marketing of your home by contacting your selling agents on a weekly basis. The purchase price of your selected Banner home will be agreed and confirmed to you in writing, together with the terms of the scheme.

Should you be unsuccessful in finding a purchaser during the agreed period, we will consider your progress and position at that time and either extend the Early Bird period or end the reservation and refund your reservation fee to you, retaining £50 to cover our administration costs.

Should you secure a buyer and decide to proceed from an Early Bird reservation to a full reservation, the second half of the reservation deposit will be required from you, together with details of your solicitor, the purchaser of your home and your mortgage arrangements (if applicable). A contract will then be issued to your solicitor and your full deposit will become non-refundable.

## What is an Early Bird Reservation?

Normally Banner Homes are only able to accept a full reservation on one of our homes if you are in a 'proceedable position'. This means that you must have already sold your current home in order to buy your new one, or you must have a buyer for your existing property and a complete chain in place behind that buyer.

The Early Bird scheme enables you to reserve the plot of your choice even if you're not in a

proceedable position – that's 'smarter thinking' from Banner Homes. The Early Bird reservation holds your chosen property for an agreed number of weeks, giving you time to sort out your own arrangements. You can use this time to market your house, complete your buyers' chain, arrange bridging facilities or even explore the possibilities of Banner Homes buying your existing home under the Premier Part Exchange or Tailored Home Exchange schemes.



smarterthinking

*No need to sell your old home before you reserve your new home*