

Early Bird




BANNER
— H O M E S —



What is an Early Bird reservation?

The Early Bird scheme allows you to reserve the plot of your choice even if you're not ready to proceed to exchange of contracts. 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 sell your house, complete your chain of buyers, arrange a bridging loan or even look into the possibility of us buying your existing home under the Premier Part Exchange or Tailored Home Exchange schemes.



Want to explore the Early Bird scheme further?

To find out how an Early Bird reservation could help you, please talk to your sales advisor.

If you decide to go ahead with an Early Bird reservation, you will need to make a deposit (this will be half the amount needed for a full reservation – talk to your sales advisor as the amounts are different on each development). You will also need to give us full details of your existing property and the selling agents you are using or thinking of using.

We will agree a reservation period with you and our staff will then monitor the marketing of your home by contacting your selling agents every week.

We will agree the purchase price of the new home you have chosen and confirm this in writing, together with the terms of the scheme. If you don't find a buyer during the agreed period, we will either extend the Early Bird period or end the reservation and refund your reservation fee (although we will keep £50 to cover our administration costs).

If you get a buyer and decide to move from an Early Bird reservation to a full reservation, you will need to pay the second half of the reservation deposit and give us details of your solicitor, the buyer of your home and your mortgage arrangements. We will then give a contract to your solicitor and your reservation will be subject to our standard terms and conditions.

Summary

- Reserve the plot of your choice without having sold your existing property.
- Make sure the plot of your choice is reserved for you while you look at the possibilities of our Premier Part Exchange or Tailored Home Exchange schemes (please check whether these are available on each development).
- Benefit from our in-depth experience of local selling agents and let us help you to manage them effectively and sell your old property.
- Reduce the stress of moving and buy yourself some time by combining the selling and buying parts of your move.

Terms and conditions

- During your Early Bird reservation period you will have to make progress in finding a buyer for your existing property, either by marketing the property with a local estate agent we agree on, or by using our Premier Part Exchange or Tailored Home Exchange schemes.
- We have the right to refuse your application for an Early Bird reservation, but if this happens your sales advisor will be pleased to work with your selling agents, recommend alternative selling agents and help you with other suggestions about marketing your existing home to help you find a quick sale.

Banner Homes. Riverside House, Holtspur Lane,
Wooburn Green, High Wycombe, Buckinghamshire HP10 0TJ
T: 01628 536200 F: 01628 536226 E: sales@bannerhomes.co.uk

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www.bannerhomes.co.uk  twitter.com/bannerhomesplc

