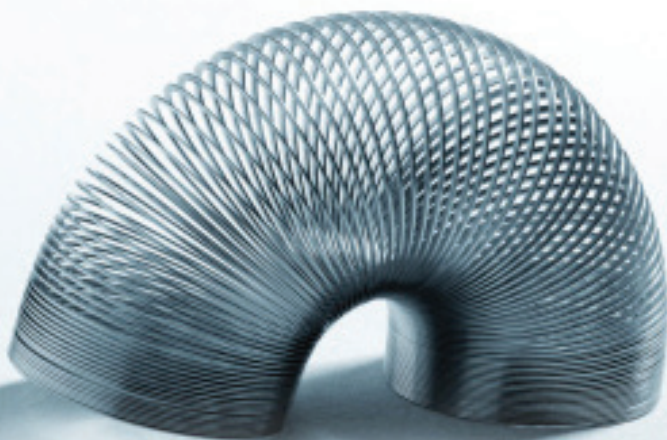


Premier Part Exchange




BANNER
— H O M E S —



What is the Premier Part Exchange scheme?

Our Premier Part Exchange scheme allows you to easily move into a superb new home without the delays and uncertainties that are often experienced when selling an existing property. The scheme also allows you to get the home you want to buy well before building has finished, without having to worry about tying together completion dates that are several months in the future.

Under the scheme, the completion dates for the two properties will be identical so you will not need to worry about finding temporary accommodation or a bridging loan. To qualify for the Premier Part Exchange scheme, the home you are buying usually needs to be worth at least 30% more than your existing property. However, we can make exceptions and it is always worth discussing the matter with your sales advisor. We will consider buying properties of any value and of any age, anywhere in the UK.

However, we have the right to refuse your application for the Premier Part Exchange scheme.

We can include an 'underwritten' option into your part exchange if you want. By underwriting your part exchange we will give you the chance, for an agreed time, to sell your existing property yourself. If you are able to do this and exchange contracts on your sale within the agreed time, we will not be involved in the sale of your current home. However, if you have not found a buyer within the agreed time then we will buy your current home in part exchange for



your new home, and the two completion dates will be tied together. If the value of your current home falls during the agreed time, we will still honour the offer we have made. This option allows you to find the home of your choice, with both the peace of mind that you have got a buyer for your existing property and the added benefit of time to market that property yourself to make sure that you get the best value for it.

Want to explore the Premier Part Exchange scheme further?

To find out how a Premier Part Exchange could help you, please talk to your sales advisor. We will assess your requirements and find out how we can help you. We will organise three valuations to be carried out by independent estate agents on your existing property and will make you an offer based on those valuations and your own special requirements. You do not need to make a commitment or spend anything before receiving this offer, so you have nothing

to lose in discussing your requirements and letting us get the valuations on your property.

At this stage you can consider our offer and take the matter forward if you want to, or simply walk away if it is not acceptable. When using the part-exchange service you may be saved from paying estate agents fees and should be able to reduce your legal costs.

Our offer to you will set out the terms of the part exchange and will also set out what fees we will pay and what fees you will have to pay. You will need to take this into account when you consider the offer.

Once you have agreed the terms of the part exchange you can move on to the exchange of contracts with peace of mind, knowing that your chain is complete and that there will be no problems in tying together completion dates.

Summary

- Exchange your current home for a brand new home.
- Tie together both completion dates.
- Either leave all the hassle of selling your own property to us or use the underwritten option and take on the marketing of your property for a specific time, after which you can rely on our Premier Part Exchange.
- Use the underwritten option and benefit from any future increases in house prices by trying to sell your existing home yourself while your new home is being built. You will also protect yourself from falls in property prices by having the security of the Premier Part Exchange scheme.

Terms and conditions

- While your new home is being built you will have to either market your existing property yourself with a local estate agent we agreed on (if you are using the underwritten option) or allow us to market your property and make viewings by appointment, at reasonable times.
- We have the right to refuse your application for the Premier Part Exchange scheme 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 how to market your existing home to help you to find a quick sale.
- We will carry out a survey on your existing property after you accept an offer. The part-exchange sale depends on the results of that survey.
- You cannot use the scheme with any other incentives or purchase schemes unless we specifically agree you can at the time you reserve your property.

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