

# WATTSTOWN Braidwater MANOR HOMES

## BOOKING PROCEDURE

A Booking Deposit of £1,000 (£500 NON REFUNDABLE) is payable to secure your chosen home by cheque (made payable to Bensons Estate Agents) or by card, together with a completed reservation agreement and confirmation of financial arrangements (Agreement In Principle from Lender) to purchase is required to reserve a site. Please Note: parties who are subject to sale may not be considered for the initial release, please speak with our sales agent. Upon receipt of the booking deposit and completed reservation agreement, Bensons Estate Agents will instruct the Vendor's solicitor to forward Contract, Title and Building Agreement to the Purchaser's solicitor. Signed contracts & a 5% deposit are to be returned to the Vendor's solicitor within 8 weeks of booking as per the reservation agreement. All purchasers must also supply two forms of Identification (Passport & Driving Licence ) to comply with Estate Agents Anti Money Laundering Regulations.

### TERMS & CONDITIONS OF BOOKING

For avoidance of doubt, the making of a reservation or booking **does not** constitute a binding contract between the parties and is subject to legal contracts being entered into thereafter.

A booking deposit of £1,000 is payable in order to reserve a plot at which stage you will be asked to confirm the name of your solicitor and your status as a buyer.

When your chosen site is released for sale you will be granted 8 weeks from the date of booking to sign and return an unconditional contract and building agreement. After 8 weeks, if a reservation extension cannot be granted, your plot will be placed back onto the market and your deposit (less £500 administration costs) will be returned.

### MORTGAGE ADVICE

Our dedicated Independent **Mortgage Advisor** can be contacted to arrange your new mortgage as they have access to the complete mortgage market & bespoke products in order to get you the best deal possible: **Smart Mortgages ~ John Duffy ~ 077 4696 9497 ~ john@smart-mortgages.co.uk**

### YOU NEED TO APPOINT A SOLICITOR

Braidwater has nominated a preferred panel of local solicitors who are fully conversant with the purchaser's Title Pack. Braidwater is offering home buyers a **£150 incentive\*** if a member of the appointed panel of solicitors is selected to carry out your conveyance (upon completion). We would recommend you contact our panel who will be happy to discuss your purchase:

Rafferty & Boyle:	028 7034 3483 - Paul Boyle
Doherty Brennan:	028 7034 4954 - Susan Brennan
Thompson:	028 7044 0550 - Paul Thompson

### MANAGEMENT CHARGES FOR HOUSES - TBC.

### DISCLAIMER

Please note: the design and specification of these homes may be subject to change. All buyers will be informed of any changes. **NB** - The booking procedure is subject to Covid19 restrictions.

\*reduction off final Braidwater account