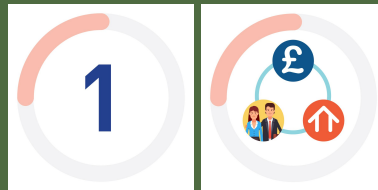


ROE WOOD Braidwater

HOMES

Your 7 Step Buyers Guide

In order to make the purchase of your dream home as smooth and stress free as possible, we have prepared a step by step guide to help you understand each stage of the process.



STEP 1 - MEET WITH MORTGAGE / FINANCIAL ADVISOR

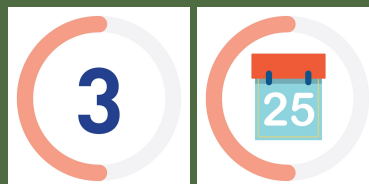
Prior to reserving your desired plot it is advisable to meet with a mortgage adviser to ensure a suitable deposit is in place and you are in a position to obtain a mortgage for the amount of the mortgage you are interested in. An agreement in principle or confirmation of financial position will be required to book a property.



STEP 2 - CHOOSE YOUR PROPERTY

Select the house type and plot number from those on release. In order to secure a plot you must confirm your financial position to purchase. At this point you will pay the booking deposit and sign a reservation agreement with the agent. Preference is given to those who can return an unconditional contract within the reservation agreement period and parties who are subject to sale may have to satisfy pre agreed conditions.

Upon reserving a plot you must provide details of your acting solicitor. For convenience please refer to Braidwater's preferred panel of solicitors.



STEP 3 - FULL MORTGAGE APPLICATION

When your desired plot is reserved, arrangements should be made with your mortgage adviser to submit the full mortgage application.



STEP 4

CHOOSE YOUR INTERNAL FINISH AND TURNKEY PACKAGE

Our dedicated sales agent will arrange to meet with you in order to select your choice of finish from our wide range. Please refer to the development brochure for specification.



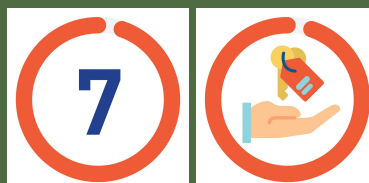
STEP 5 - SIGN AND RETURN CONTRACT

When you have selected your internal specification and mortgage offer has been issued, please arrange to meet with your solicitor to sign and return the sales contract. The reservation period is 8 weeks and a contract is required within this timeframe to ensure the property remains off the market. Braidwater reserves the right to withdraw from the sale and remarket the property upon expiry of the reservation agreement.



STEP 6 - PRE-HANDOVER INSPECTION

Our site manager will be in touch with yourself directly approximately 1 week prior to completion so you can view your new property before you move in.



STEP 7 - COMPLETION & HANDOVER OF KEYS

Upon legal completion, Braidwater will contact you directly to hand the property over to yourself. This will involve a final inspection and you'll be given access to your online handover documents & manuals. You will also read your electric meter, receive your gas meter card and congratulations, you'll receive the keys to your new home.

NB - It is a Braidwater policy that we cannot permit access to removal companies or to purchasers for storage of furniture or personal belongings prior to completion. The buyers guide is subject to Covid19 restrictions.