

# Part Exchange

SCHEME

LarkfleetHomes



# Part Exchange Scheme

Just relax and let us take the strain. Moving house with Larkfleet Homes is simple, just follow these **4 easy steps**.

- 1 Providing your home falls within our scheme criteria, we will consider your property for part exchange
- 2 We will then arrange for a minimum of two independent valuations of your current home
- 3 Subject to satisfactory valuations, we can then make an offer and proceed to reservation
- 4 We can then proceed to exchange of contracts and you are free to move into your new Larkfleet Home upon completion.

## LOOK AT THE BENEFITS

NO chain

NO estate agents fees

NO worrying about selling or losing your buyer



# Part Exchange Scheme

Most people find moving house one of the most stressful experiences in life. Subject to your home fitting the criteria, Larkfleet Homes can help relieve the pressure. This is how.

Our Sales Advisers will fill in the relevant forms with you and will ask for information regarding your present property and we will then appoint at least two Estate Agents to value it on our behalf.

Once we have received the valuations from the appointed Estate Agents and we have reviewed the reports, we will make you a fair market offer based on the recommendations of the Estate Agents. If you agree with the figures quoted, we will begin the legal process. At the same time, we would expect you to instruct your own solicitor or conveyancer and if you require a mortgage, to progress with your application. In other words, progress the sale in the normal manner with Larkfleet Homes as your purchaser.

We will instruct a surveyor to carry out a Homebuyers Report and a registered plumber to inspect your boiler and any associated appliances. Providing there are no problems with these reports, we will be able to progress towards exchange of contract and ultimately completion of the sale and purchase. Should the sale not proceed due to either side not being able to come to an agreement, the cost of the survey will be met by the customer.

Whilst we are marketing your property and when you are still in residence, we would expect you allow accompanied viewings of your home by our appointed agents who will make appointments at times which are convenient for you.

During the reservation period, our Sales Advisers will liaise with your solicitors and the Estate Agents then update you of progress on a regular basis. After you have exchanged contracts, they will be able to give you reports on the progress of your new home so that you can start to make arrangements for your move.

About the time you are due to move in, your Sales Adviser will make an appointment for you to have your New Home Demonstration and soon after that, you will be able to move into your brand new home. Upon legal completion, £500 will be retained to ensure that the property is left in good condition. This will be returned as soon as a satisfactory inspection has been carried out. In the event of works being required, the company reserves the right to retain part or all of the £500.

Let Larkfleet Homes remove the stress  
and enable you have the home of your choice.

CALL 01778 391555 FOR MORE INFORMATION

## TERMS AND CONDITIONS

- No other incentives apply with this scheme.
- No leasehold properties.
- Your home must be valued at least 30% less than the property which you are purchasing.
- Part Exchange acceptance will be subject to satisfactory reports and searches.
- This scheme applies to selected plots only.

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