

WHARFEDALE HOMES ASSISTED MOVE POLICY

INTRODUCTION

The Wharfedale Homes Assisted Move Scheme is designed to help purchasers secure a new home whilst marketing and selling their existing property.

The scheme provides purchasers with an exclusive reservation period on their chosen new home, together with a contribution towards estate agency fees, subject to the terms and conditions set out below.



HOW THE SCHEME WORKS

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1 The purchaser selects an eligible plot at a participating Wharfedale Homes development.
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2 An independent market valuation of the purchaser's existing property will be obtained through estate agents appointed or approved by Wharfedale Homes.
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3 An agreed marketing price will be established based upon the valuations received and current market conditions.
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4 The purchaser must instruct the approved estate agent and place their property on the open market within 7 days of approving the valuation.
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5 Upon commencement of marketing, the purchaser will receive an exclusivity period of six (6) weeks on their chosen plot to secure a suitable purchaser for their existing home.

EXCLUSIVITY PERIOD

- Wharfedale Homes will hold the selected plot exclusively for the purchaser for a period of six (6) weeks from the date the existing property is first marketed.
- During this period, the plot will not be actively marketed to alternative purchasers.
- The purpose of the six-week period is to allow the purchaser sufficient time to secure a buyer for their existing property.

If a suitable purchaser has not been secured within the six-week exclusivity period, Wharfedale Homes reserves the right to:

- Release the plot for sale to other purchasers;
- Cancel the reservation; or
- Extend the exclusivity period at its sole discretion.

Any extension will be confirmed in writing and shall not create an ongoing entitlement to further extensions.



ESTATE AGENT INSTRUCTION

The purchaser acknowledges that:

- The estate agency agreement will be entered into directly between the purchaser and the appointed estate agent.
- The standard estate agency agreement may contain a minimum marketing period of up to sixteen (16) weeks or such other period as agreed between the purchaser and the estate agent.
- The six-week exclusivity period offered by Wharfedale Homes is separate from, and does not alter, any contractual obligations between the purchaser and their estate agent.
- The appointed estate agents will require you to sign their terms and conditions authorising them to advertise your existing home for sale.

ESTATE AGENT FEE CONTRIBUTION

Subject to the successful legal completion of the purchase of a new home from Wharfedale Homes:

- Wharfedale Homes will contribute towards the purchaser's estate agency fees.
- The maximum contribution available by Wharfedale Homes shall be **£4,000 (including VAT)**.
- Any fees exceeding £4,000 shall remain the responsibility of the purchaser.
- Payment of the estate agents' invoice is the responsibility of the purchaser.
- Evidence of the estate agent's final invoice must be provided prior to completion.
- The contribution will be applied on legal completion and has no cash alternative.



ELIGIBILITY

To qualify for the Assisted Move Scheme, purchasers must:

- Own a property suitable for sale on the open market.
- Reserve an eligible plot at a participating Wharfedale Homes development.
- Agree the marketing price recommended by the appointed estate agent and approved by Wharfedale Homes.
- Market the property continuously during the agreed agency period.
- Cooperate fully with the estate agent in relation to viewings, enquiries and negotiations.



PURCHASER OBLIGATIONS

The purchaser agrees to:

- Maintain their property and gardens in a presentable condition for viewings.
- Permit reasonable access for viewings and valuations.
- Allow the appointed agent to carry out all viewings.
- Consider all reasonable offers received.
- You must advise Wharfedale Homes of the progress of the sale and any offers received.
- It is a legal requirement for a property to have an EPC when marketing for sale.
- Progress both transactions diligently once a purchaser has been secured.
- Upon agreeing to the sale of your existing property you will be invited to complete your full reservation on a new Wharfedale Home.
- If you fail to complete your full reservation or progress to completion of your purchase of a new Wharfedale Home, then you will be fully responsible for the estate agents' fees as documented in their terms and conditions.



WHARFEDALE HOMES' RIGHTS

Wharfedale Homes reserves the right to:

- Approve the marketing price of the purchaser's property.
- Wharfedale Homes reserve the right to review the asking price and suggest price reductions to encourage a sale within the stated timeframes
- Withdraw the Assisted Move Scheme where misleading or inaccurate information has been provided.
- Amend, suspend or withdraw the scheme for future reservations at any time.

GENERAL CONDITIONS

- The Assisted Move Scheme is available only on selected plots and developments.
- The scheme cannot be used in conjunction with any other incentive unless agreed in writing by Wharfedale Homes.
- The estate agency fee contribution is non-transferable and has no cash alternative.
- Participation in the scheme does not guarantee the sale of the purchaser's existing property.
- All decisions made by Wharfedale Homes in relation to the operation of the scheme shall be final.
- The Assisted Move scheme does not guarantee that you are able to continue living in your existing home until the day your new home with us is ready to move into. You may wish to consider options for any necessary interim accommodation.
- No referral fee or other benefit has been received by the developer from the approved estate agent.

CONTACT

For further information regarding the Assisted Move Scheme, please contact the Wharfedale Homes Sales Team.

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