

Llanmoor Homes Agency Assist Scheme
Terms and Conditions

We all know how much time and effort it takes to sell your home when you want to move. To make the process of moving home as hassle free as possible , Llanmoor Homes will work with a recommended Estate Agent to market your existing home. We will all agree an asking price for your home prior to the Estate Agent commencing marketing . Llanmoor Homes Sales Staff will work with the Estate Agent to locate a buyer for your home and your home will be featured in our Sales Offices :

The Scheme will operate on the following basis :

- 1. Visit one of Llanmoor Homes current developments and decide on the available plot of interest to you.**
- 2. Llanmoor Homes will arrange for a specified Estate Agent to contact you with a view to arranging a valuation of your home and to discuss a possible marketing price and as to which fittings and fixtures are to remain at the property as part of the sale.**
- 3. Subject to all parties agreeing an asking price on your existing home, you will be required to place a £500 – 00 Reservation fee on the Llanmoor property .**
- 4. Llanmoor Homes will instruct the Estate agent to contact you to confirm all details and to commence marketing of your home. You will be required to agree to cover the cost of the Home Information Pack – This HIP fee will be refunded to you on condition that you proceed to Contract Exchange on the Llanmoor Home**
- 5. The Estate Agent will market your home for a period of 6 weeks , during which time Llanmoor Homes will liase directly with yourselves and the agent in an effort to locate a suitable purchaser .**
- 6. Since you will not initially be in a position to formally reserve the new Llanmoor property it is important that we confirm that , in the event that an alternative purchaser being found for the plot , who is in a position to proceed to an exchange of contracts , then this may necessitate your either being offered an alternative plot (if available)or our agency selling scheme agreement being withdrawn and your reservation fee being fully refunded.**

- 7. Upon a suitable purchaser being located for your existing home and an offer being accepted , Llanmoor Homes will work with yourself and the Estate agent to guide you and your purchaser to exchange of contracts within 4 weeks of acceptance of the offer.**
- 8. You will at this stage be required to commence legal works and to instruct a Solicitor to act in both the sale of your property and the purchase of the new Llanmoor property.**
- 9. Once all concerned are ready to exchange , all parties will seek to agree a completion date .**
- 10. Subject to your proceeding with your purchase of the Llanmoor property , Llanmoor Homes will meet all of the Estate Agents fees (Including the HIP fee). However , should you decide not to proceed with purchase from Llanmoor Homes , but continue with the sale of your existing home to the buyer introduced by the appointed Estate Agent, then Llanmoor Homes will not be required to pay any Estate Agents or HIP fees on your behalf. In addition , the £500 – 00 reservation fee will not be refunded to you.**
- 11. In the event that you decide not to proceed with your purchase prior to the expiry of the 6 week marketing period and prior to any sale being agreed on your existing home , your reservation fee will be fully refunded. You will however still be liable for the HIP fee via the Estate Agent .**
- 12. In the event that a suitable purchaser fails to be located within the 6 week marketing period , Llanmoor Homes reserve the right to withdraw the agency marketing scheme and will refund the reservation fee in full.**
- 13. Agency selling will only be available to those purchasers whose existing homes are within the South Wales Area .**

This offer is available on selected plots only at selected developments. Please speak to the Sales Negotiator at the development for details of which plots are currently available with Agency Assistance.