

RESERVATION FEE

- PLOTS CAN ONLY BE RESERVED ON RELEASED PHASES
- **THE RESERVATION AGREEMENT FORM** MUST BE COMPLETED (AND THE PROPERTY INFORMATION FORM (PIF) WHERE HELP TO BUY APPLIES)
- **THE RESERVATION AGREEMENT IS SUBJECT TO CONTRACT**
- **THE RESERVATION FEE** IS £500 AND IS DEEMED TO PART OF THE DEPOSIT ON EXCHANGE OF CONTRACT
- THE RESERVATION FIXES THE PRICE FOR THE DURATION OF **THE RESERVATION PERIOD**
- THE RESERVATION PERIOD WILL LAST FOR 3 CALENDAR MONTHS
- THE RESERVATION WILL REMOVE THE HOUSE FROM SALE FOR THE RESERVATION PERIOD
- AFTER 3 CALENDAR MONTHS THE RESERVATION CAN STAND BUT A NEW RESERVATION AGREEMENT WILL NEED TO BE COMPLETED.
- THE TERMS OF A NEW RESERVATION AGREEMENT MAY BE DIFFERENT TO THE EARLIER AGREEMENTS.
- SAUL HOMES WILL NOT CANCEL THE RESERVATION AGREEMENT BUT IF THE DEADLINE DATE IS NOT EXTENDED BY A NEW AGREEMENT AND/OR CONTRACTS NOT EXCHANGED THE RESERVATION AGREEMENT EXPIRES AUTOMATICALLY
- IT IS EXPECTED THAT BEST ENDEAVOURS WILL BE MADE TO EXCHANGE CONTRACTS WITHIN 3 CALENDAR MONTHS.
- IF THE RESERVATION IS CANCELLED BY THE BUYER THE £500 FEE WILL BE RETURNED

EXCHANGE OF CONTRACTS

- THE PRICE OF THE PROPERTY (INCLUDING EXTRAS) WILL BE CONFIRMED (FIXED) AT EXCHANGE OF CONTRACTS
- STRUCTURAL CHANGES AND EXTRAS WILL NOT BE CONFIRMED OR STARTED UNTIL CONTRACTS HAVE BEEN EXCHANGED
- UNLESS OTHERWISE AGREED A MINIMUM OF 5% DEPOSIT (INCLUDING THE £500 RESERVATION FEE) WILL BE REQUIRED ON EXCHANGE OF CONTRACTS
- THE DEPOSIT WILL BE DEDUCTED FROM THE AGREED PRICE OF THE PROPERTY
- WHERE HELP TO BUY IS BEING USED A SPECIFIC TIMESCALE APPLIES WHICH MUST BE FOLLOWED BY THE BUYERS SOLICITOR

COMPLETION

- THIS IS WHERE THE PROPERTY IS TRANSFERRED FROM SAUL HOMES TO THE BUYER
- THE BUYER PAYS THE BALANCE OF THE PURCHASE PRICE (INCLUDING ANY EXTRAS) – COMPLETION IS NORMALLY ON A THURSDAY
- THE DAY AFTER THE BALANCE OF THE PURCHASE PRICE MONEY HAS BEEN PAID SAUL HOMES WILL GIVE THE KEYS FOR THE PROPERTY TO THE BUYER – KEYS ARE NORMALLY HANDED OVER ON A FRIDAY

OTHER INFORMATION

- PRICES AND PROPERTY DETAILS ARE CORRECT AT TIME OF BEING PUBLISHED BUT MAY CHANGE WITHOUT NOTICE, ESPECIALLY PRICES
- SAUL HOMES RESERVE THE OPTION TO WITHDRAW ANY OFFER PRIOR TO EXCHANGE OF CONTRACTS
- SAUL HOMES ARE A FAMILY BUSINESS AND WILL BE AS FLEXIBLE AND REASONABLE AS POSSIBLE
- BUYERS ARE STRONGLY ADVISED TO HAVE THEIR FINANCE IN PLACE TO FACILITATE THE EXCHANGE OF CONTRACTS. AS SOON AS POSSIBLE
- BUYERS ARE STRONGLY ADVISED TO OBTAIN INDEPENDENT FINANCIAL ADVICE
- SAUL HOMES IS THE TRADING NAME OF SAUL CONSTRUCTION LTD., WITH A REGISTERED OFFICE AT BURNTWOOD OFFICE PARK, COMMON ROAD, BRIERLEY, BARNSLEY, S72 9ET
- THESE TERMS & CONDITIONS DO NOT AFFECT YOUR STATUTORY RIGHTS