

# House to sell?

We will find a buyer for your existing house

## The Wainhomes Movemaker Plan gives you the opportunity to move to your new home without worry.

We'll use local knowledge and expertise to sell your existing property quickly to enable you to purchase the Wainhomes property of your choice. Once you have selected your new Wainhome our team of experts will be committed to selling your property at a realistic price during the construction of your new home.

We will ensure you receive the best service from your appointed Local Estate Agency whilst carefully monitoring the marketing of your home. Also you have the added benefit that you will not incur estate agents or advertising costs.

### How you can take advantage

- ✓ Guaranteed fixed price on your Wainhome.
- ✓ You will not incur agents fees or advertising costs.
- ✓ An appointed estate agency will undertake to sell your property. Full details of your home will also be circulated to all Wainhomes local sales outlets and the Movemaker process will be carefully monitored by our dedicated sales team.

**DON'T DELAY ACT TODAY - ask for details**

Applies to selected plots only subject to status



The Wainhomes Movemaker Plan makes all the difference

# Movemaker Factsheet



1. Movemaker is only available on selected plots appearing on the price list.
2. Upon receipt the £500 application fee and completion of the Movemaker Application Form, Wainhomes will obtain a six week and a twelve week valuation of your property from two estate agents. This may include the estate agent currently marketing your property.
3. We will agree an asking price for your property which will not be higher than the average of the twelve week valuations and not lower than the average of the six week valuations of your property.
4. If we are unable to agree a valuation we will refund 100% of your application fee.
5. When we agree a valuation of your property it will be offered for sale at the agreed valuation. The negotiation of the sale of your house will be handled by you. We will appoint the agent (see 9 below).
6. At this point your application fee will be retained as a reservation fee. You will reserve the Wainhome and the terms of the reservation will be set out on the reservation form. You will be given 8 weeks to exchange a contract for the purchase of the Wainhome.
7. During the 8 week period we will not accept a reservation on the property you have reserved and the price is fixed.
8. If after the expiry of the 8 week period you have not exchanged a contract to purchase the Wainhome;
  - a) we reserve the right to cancel your reservation and offer the Wainhome for sale
  - b) if the reservation is cancelled under a) above you do not receive a refund of the reservation fee
  - c) at the end of the 8 week period we may at our discretion, grant an extension. Any extension will be notified to you in writing. One example is were you have agreed a sale and are part of a completed chain but are awaiting exchange of contracts.
9. Upon completion of the Wainhome we will pay the estate agents fees of the appointed agent.
10. Wainhomes are under no obligation to carry on construction beyond foundation until you have exchanged contracts to purchase the Wainhome.



**Wainhomes (North West) Limited**

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