

# Easy Move

Helping you sell your existing home, so you can reserve your new Weston Homes property.





## Let us help you get moving with our *EasyMove* scheme

If you have fallen in love with one of our beautiful homes although still have property to sell, you can secure your dream Weston Homes property whilst we assist with the sale of your current home.

EasyMove is a great way to ensure a smooth, stress-free move. We'll work closely with your estate agent to manage the sale process from start to finish.



## How does *EasyMove* work?

The process is simple and works in just a few easy steps:

### Step 1

Choose your Weston Homes property\* and let us know about the home you wish to sell.

### Step 2

We will arrange up to three valuations by independent estate agents, chosen by us.

### Step 3

We will agree with you the best price to market your existing property.

### Step 4

We'll instruct the estate agent and deal with them on your behalf during the marketing of your property.

### Step 5

Once a buyer is found, you can reserve your new Weston Homes property, and on legal completion we'll pay the estate agent's fees.

## Benefits of *EasyMove*

EasyMove is designed to help sell your property quickly so you can make your move to your brand new home:

- We will instruct local estate agents who share our knowledge of the market conditions and so can set a realistic price.
- We'll assist you every step of the way, dealing with the agents on your behalf during the marketing of your property, saving you the time and trouble.
- We will even pay the estate agent's fees when your house is sold, potentially saving you thousands of pounds!

*\* EasyMove is available on selected developments and plots only; please contact our Sales Consultants for further details.*

# Terms & Conditions

- I. 1. References to “we”, “us” or “our” are to Weston Homes from whom you are intending to purchase a new home. References to “you” and “your” are to the prospective buyer or buyers of a new home from us.
2. EasyMove is available on selected homes only, subject to contract and eligibility criteria. Acceptance is at our sole discretion. We reserve the right to refuse to agree to EasyMove and we are under no obligation to give reasons why.
3. Offer may be withdrawn at any time prior to reservation. We will also require evidence of your financial ability to proceed with the purchase of a new home from us. You are not obliged to accept any marketing price we suggest for your current home.
4. We will instruct local estate agents to undertake independent valuations and marketing advice for your current home before we make you a proposal on a marketing price. The realistic sale price may be lower than an initial marketing price and is based on achieving a sale within 4 weeks of marketing your property.
5. You have the final say on the price at which the property is marketed, but EasyMove will not be available if the price at which you wish to market your current home is higher than we think is realistic or the timescale is too long. You must agree:
  - No introduction has already been made by another party to a potential buyer of your current home.
  - Not to instruct another estate agent to sell your current home unless agreed by us.
6. You must allow viewings to take place and/or leave a full set of keys and agree to access to your current home for accompanied viewings for potential buyers with the appointed estate agents. You agree that we will determine which estate agents are instructed and the terms of that appointment. It is not guaranteed that a buyer will be found for your property or that any buyer will be willing to pay the price you want.
7. Any sale of your current home to a third-party buyer is at a price approved by you. An initial holding fee of £500 is payable to us for your chosen new home and an additional £500 is payable when you agree a sale on your property, with a buyer who can achieve an exchange within the agreed 42 day reservation period and who has been financially qualified to proceed with the purchase of your current home.
8. The dates for exchange and completion of your purchase of the new home from us must be the same as those on selling your current home. On the simultaneous legal completion of the sale of your property and the purchase of your new home from us, we will pay the estate agents fees.
9. Please note your buyer could cancel prior to legal exchange of contracts on the purchase of your current home. In this instance, your reservation fee may be at risk if you cannot proceed. We reserve the right to withdraw EasyMove if an acceptable buyer is not found within the specified period.
10. If a buyer is found on your property via the EasyMove scheme but you subsequently decide not to proceed with your reservation of your chosen Weston Homes property, we will not pay your estate agents fees and up to 50% of any reservation fee paid will be retained to cover reasonable administrative and other costs.
- II. This offer is not to be used in conjunction with any other offer, discount, promotion or scheme. Your home may be repossessed if you do not keep up repayments on a mortgage or any other debt secured on it. Subject to individual lender terms and conditions. Our usual reservation and sales terms and conditions also apply.

Please speak to one of our Sales Consultants for more details.