

SCOTLAND HOME EXCHANGE



We could buy your current home when you buy one of ours with Home Exchange

- ✓ An immediate solution to allow you to move home
- ✓ No chain or estate agents to manage
- ✓ You can stay in your current home until your new home is ready
- ✓ No selling fees to pay
- ✓ No differential required – you can move up or downsize!
- ✓ No restrictions on where you are moving from! We consider all areas of the UK

We could buy yours so you can buy ours.

Simple. Talk to us about our Home Exchange scheme.



1. Home Exchange Terms and Conditions
2. Home Exchange is provided by The New Homes Group (TNHG) on behalf of Dandara and is available on selected plots in Scotland and at our sole discretion. We reserve the right to refuse or withdraw Home Exchange at any time.
3. Home Exchange may not be available in conjunction with other offers or incentives and is subject to the terms of your Reservation Agreement with Dandara.
4. To be considered for Home Exchange, you must have spoken with an independent mortgage adviser and will need to have completed a Home Exchange application form and a Reservation Agreement.
5. Any existing arrangements with any agents could be adopted by TNHG and we will consider this on a case by case basis.
6. We will appoint a minimum of two estate agents to undertake an independent valuation and inspection of your current property, based on achieving a sale within a pre-agreed timescale. A representative of TNHG may also visit your home.
7. Any estate agents appointed by Dandara to market your existing property will be acting on our behalf and any fees and commissions for the appointed agents will be met by Dandara Limited upon legal completion. However, should either party withdraw from the transaction, but you continue to sell your existing property to any individual introduced by our appointed agents during the period of our instructions, and any such sale proceed to a legal completion, you are responsible for the agents' commission and VAT.
8. Following inspection and valuation of your existing property we will make you a verbal offer. Your acceptance will be required within 3 working days and any written offer must be returned within 3 working days of receipt. Should you choose not to accept our offer, your application for Home Exchange and your reservation on the new property will be cancelled.
9. On acceptance of our offer, you will need to pay a reservation fee. We will then organise a home report of your current home and remove your chosen Dandara home from the market for 28 days – this is 'the Reservation Period'. Our appointed estate agents will then begin marketing your existing property.
10. You must legally conclude missives/contracts to purchase your chosen Dandara property in this 28-day period. Failure to do so may result in the termination of the Reservation Agreement and Home Exchange Agreement. Please also note that reservation fees cannot be refunded if you cancel the purchase once the home buyers survey has been instructed, or if you do not exchange within the 28-day Reservation Period.
11. Dandara can recommend a solicitor and mortgage adviser to facilitate an exchange within the Reservation Period, or you may use a solicitor and mortgage adviser of your own choosing.
12. You agree to allow reasonable access for accompanied viewings to your existing property to facilitate the resale (subject to agreed appointments) and to the erection of a "for sale" sign. You must also maintain your existing property to an acceptable standard internally and externally until legal completion.
13. Items deemed to be fixtures and fittings (including items in the garden such as plants, shed and water features) within your existing property will be identified and set out in our offer, which in turn will form part of our legal agreement. If there are specific items you wish to remove these must be identified with our estate agent and duly documented.
14. A Corgi or Gas safe service certificate will be required for all gas equipment and an electrical testing certificate for all electric equipment within your existing property prior to exchange of contracts.
15. You will be responsible for all service company invoices up to and including the day of legal completion. Please ensure you have had all your meters read in order that the final bills can be forwarded on to you for settlement. Dandara is not responsible for any bills or invoices for periods of consumption prior to the completion date.
16. You can stay in your current home until your new Dandara home is ready and a notice to legally complete is issued by us specifying the moving/completion date. On legal completion the property must be left clean and tidy including the garden, loft and any outbuildings with only the agreed items remaining.
17. At legal completion, Dandara will retain £1000 upon which the property will be inspected and if found to be left in the agreed condition, the £1000 will be refunded within 14 days. If however, there is found to be any items within the property not left in an acceptable standard, Dandara reserve the right to deduct any costs incurred to make good the unsatisfactory item from the retention fee. This will be communicated to you formally from Dandara.