

# PART EXCHANGE

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

# We could buy yours so you can buy ours.

Simple. Talk to us about our Part Exchange scheme.



## Part Exchange Terms and Conditions

1. Part Exchange is available on selected plots in the United Kingdom only and at our sole discretion. We reserve the right to refuse or withdraw Part Exchange at any time.
2. Part Exchange may not be available in conjunction with other offers or incentives and is subject to the terms of your Reservation Agreement with Dandara.
3. As a guide, Part Exchange will only be available where the value of your existing property is no more than 70% of the selling price of the Dandara home you wish to purchase.
4. To be considered for Part Exchange, you must be financially qualified by a Dandara-nominated independent mortgage adviser and will need to have completed a Part Exchange application form and a Reservation Agreement.
5. You agree to cancel any existing arrangements with any agents and any agents' fees or commissions and VAT that may have been incurred by you prior to our agreement will remain your responsibility. Dandara accepts no liability towards any such costs or charges.
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 8 to 10 weeks (potential regional variations). A representative of Dandara may also visit your current 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 7 working days and any written offer must be returned within 7 working days of receipt. Should you choose not to accept our offer, your application for Part 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 buyer's survey 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 exchange 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 Part 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. You will also be required to provide an Energy Performance Certificate.
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.