

# PART EXCHANGE : FOVERAN VILLAGE

## TERMS & CONDITIONS

1.1 Part Exchange is only available on selected plots and developments. Part Exchange will only be available where the home being traded in is no more than 70% of the selling price of the plot being purchased.

1.2 Part Exchange is only available up to a maximum value of £300,000 for your old property.

1.3 We are under no obligation to make an offer. If you have already incurred costs (e.g. estate agents or legal fees) at the time of negotiating a Part

Exchange, Scotia Homes will not reimburse these costs.

1.4 Any offer made to purchase your existing home is based on a 105% of the average of two independent chartered surveyors' valuations assuming a presumed sale within a three month period.

1.5 An offer made by us under the part exchange scheme is subject to any necessary further enquiries or reports.

1.6 We reserve the right to market the property you are selling prior to your move into a new Scotia Home and you agree to allow reasonable access to the

property to facilitate the resale (subject to agreed appointments) and to the erection of a "for sale" sign at the property. You agree to cancel any existing agreements with estate agents and agree that you are responsible for any fees due to them.

1.7 You agree that no party is currently negotiating to purchase the property you are selling and that no introduction has already been made by any other party.

1.8 Solicitors will ask that you complete the Property Information Questionnaire and Form (PIQ/PIF). As Scotia Homes has no first-hand knowledge of your

existing home, the company will have to use the same PIF/PIQ form for

presentation to a subsequent purchaser for your existing home. You confirm that you will complete these forms accurately and acknowledge that a future

purchaser will rely upon your answers and that legal action may be taken against you if you are found to have given false information.

for further information:

**SCOTIA-HOMES.CO.UK**

FREEPHONE 0800 0855 455

