

BOOKING PROCEDURE

A Booking Deposit of £1,000 (£500 NON REFUNDABLE) made payable to Simon Brien Residential, together with a completed reservation agreement and confirmation of financial arrangements (Agreement In Principle from Lender) to purchase is required to reserve a site. Please Note parties who are subject to sale may not be considered for initial release, please speak with your agent. Upon receipt of the Booking Deposit and completed reservation agreement, Simon Brien Residential will instruct the Vendor's solicitor to forward Contract, Title and Building Agreement to the Purchaser's solicitor. Signed contracts are to be returned to the Vendor's solicitor within 8 weeks of booking as per the reservation agreement.

TERMS & CONDITIONS OF BOOKING

For avoidance of doubt, the making of a reservation or booking **does not** constitute a binding contract between the parties and is subject to legal contracts being entered into thereafter. A booking deposit of £1,000 is payable in order to reserve a plot at which stage you will be asked to confirm the name of your solicitor and your status as a buyer. When your chosen site is released for sale you will be granted 8 weeks from the date of booking to sign and return an unconditional contract and building agreement. After 8 weeks, if a reservation extension cannot be granted, your plot will be placed back onto the market and your deposit (less £500 administration costs) will be returned.

IF YOU NEED A MORTGAGE

Our dedicated **Mortgage Advisors, Crawford Mulholland Financial**, can be contacted to arrange your new mortgage. Please contact Daniel Toney / Mark Crawford / Sam Mulholland, as they have access to the complete mortgage market in order to get you the best deal possible. Contact 02890 665544.

YOU NEED TO APPOINT A SOLICITOR

Braidwater has nominated a preferred panel of local solicitors who are fully conversant with the purchaser's Title Pack. Braidwater is offering home buyers a **£350 incentive** if a member of the appointed panel of solicitors is selected to carry out your conveyance. We would recommend you contact our panel who will be happy to discuss your purchase:

MKB Law	028 9024 2450	(Ms Maria Conway)
O'Hare Solicitors	028 9023 4800	(Ms Helen Sloan)

MANAGEMENT CHARGES FOR HOUSES

Each purchaser will become an equal shareholder within the Management Company and pay an annual service charge towards the maintenance of the common areas.

DISCLAIMER

Please note: the design and specification of these homes may be subject to change. All buyers will be informed of any changes.