



DAVIDSONS
HOMES



PART
EXCHANGE

BUYING A BRAND NEW DAVIDSONS HOME COULD BE EASIER THAN YOU THINK.

Especially if you have a house to sell.

Enjoy a stress-free, chain-free move with Part Exchange.

We could buy your current home, so you could buy a characterful, expertly-crafted Davidsons home.

We'll request two independent valuations from local agents – and you'll receive 100% of the market value. We'll even pay their selling fees for you.

Plus, you don't have to worry about frustrating chains falling through as well.

You'll find more details about our Part Exchange scheme on the back page.

VISIT [davidsonshomes.co.uk](https://www.davidsonshomes.co.uk)



The important things you should know about our Part Exchange scheme.

Our Part Exchange scheme is offered on selected developments and homes, so please check with the Sales Manager if it applies to the home you would like to buy.

The tenure of the Part Exchange property you currently own must be freehold. Please chat to a Sales Manager for further information.

The Part Exchange property you currently own, and the home you are purchasing, must be your primary residence.

Part Exchange is only available if your current property is no more than 70% of the selling price of the plot you are interested in buying.

Selling Agent's fees for the sale of the Part Exchange property you currently own will ONLY be paid in conjunction with the purchase of the specified Davidsons home.

Any offer to purchase your home will be based on two independent valuations of your existing property, following which a verbal offer may be made to you. Acceptance of this verbal offer will be required within two working days of the offer being made. Should an offer not be accepted within this timescale, your Part Exchange Application may be cancelled and the new property put back onto the market.

Any offer to purchase your home via the Part Exchange scheme will be subject to Contract and RICS Survey. All Part Exchange properties are subject to thorough enquiries raised by our Company Solicitors prior to exchange of contracts. We reserve the right not to proceed with the purchase due to any adverse issues highlighted within the RICS Survey report or any other matter deemed to affect the price and re-saleability of the Part Exchange property you currently own.

Satisfactory Gas and Electrical Certificates will be required, so access to the Part Exchange property you currently own for our nominated contractor(s) will be required within two weeks of the Reservation Date. Should any remedial works be required, this must be carried out at your cost prior to exchange of contracts.

You will need to provide relevant documentation relating to the Part Exchange property you currently own, as detailed in the Part Exchange Agreement. You will be required to cover the costs of any indemnity policies/certificates required, such as an Energy Performance Certificate (EPC) or Gas Safety Certificate.

Marketing of the Part Exchange property you currently own, including the erection of a 'For Sale' board will commence as soon as the Reservation Agreement has been completed. Reasonable access will be required for viewings and refusal to allow viewings may result in the cancellation of the Part Exchange Agreement.

A retention will be held as detailed in the Part Exchange Agreement and will be released within 14 calendar days of legal completion, subject to satisfactory inspection of the property by our Part Exchange Manager/appointed Selling Agent. Deductions may be made from the retention if the property has not been maintained in a good state of repair, left in a clean and tidy condition, if specified items have been removed from the property, or if household and garden refuse is left behind.

Keys to your new home will not be released until legal completion has taken place on your existing property and a full set of keys and alarm codes where applicable have been provided to the Sales Manager or Selling Agent on the day of legal completion. Should keys not be provided, the cost of replacing locks may be deducted from the retention.

You will be responsible for settling service company accounts and maintaining Buildings Insurance cover up until the day of legal completion. You will also need to provide all meter readings to the Sales Manager and relevant utility companies on legal completion.

On legal completion, you will be required to notify the Council Tax Department at the Local Council of the new owner i.e. Davidsons Developments Ltd, Wilson House, Leicester Road, Ibstock LE67 6HP.

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