

**House to sell?**  
Part Exchange in 7 days



**ēlan**  
HOMES

## Part Exchange

Elan Homes strive to ensure all our purchasers are kept informed throughout the house buying process. We also try wherever possible not to use "industry jargon". Please find listed below the conditions attached to our Part-Exchange offer.

### Terms & Conditions

- A £250 bonus will be payable to you if your property is sold whilst you are still in occupation. This bonus is paid on completion of the Part Exchange property upon receipt to Head Office of a written claim from yourselves.
- Contracts are normally exchanged within 28 days from reservation as stated on your reservation form (the reservation expiry date).
- On legal completion of your Elan Homes property, you will need to hand over 3 full sets of keys for your existing property to the Sales Executive.
- You will be required to contact the Gas, Water and Electricity companies and give your final meter readings, please do not turn the services off. Please give our name and address for future accounts, (a letter is provided in your Part Exchange pack).
- Prior to exchange of contracts you are to arrange for a Gas Safe registered contractor to inspect any gas installation. A gas safety certificate is to be provided to your Solicitor prior to exchange of contracts to confirm that the installation is in safe working order.
- Prior to exchange of contracts you are to arrange for a NICEIC approved registered contractor to inspect any electric installation. An electric safety certificate must be provided prior to exchange.
- If any free standing units are taken, (as agreed by the Part Exchange Manager), the decoration behind must be made good to match the remainder of the room.
- As part of the Part Exchange offer, all fixtures and fittings will be left in the property unless otherwise agreed in writing by Elan Homes, this includes curtains/poles, blinds, and all light fittings/shades and all screwed in mirrors, bathroom fittings as well as all other wall mounted items. Pictures placed on picture hooks can be removed as long as décor is made good to match the remainder of the room. Integrated appliances including oven, hob and hood are always to remain in the property as part of the sale.
- A retention fee of £500 will be applied on the Part Exchange property and providing the conditions set out in this document are adhered to it will be fully refunded within 21 days of completion.

#### 1. Vacated in a clean and habitable condition

#### 2. Includes all agreed fixture and fittings

#### 3. Meter readings for all utility companies have been provided to the Sales Executive along with their contact details, (on the letters provided)

#### 4. 3 full sets of keys are provided to the Sales Executive on completion

#### 5. Gas certificate provided to Solicitor prior to exchange and property is drained down prior to legal completion

#### 6. NICEIC approved electrical inspection report supplied to Solicitor prior to exchange.

Elan Homes/Appointed Contractor reserves the right to inspect your property to report on the condition/value. This may include visits from the following:

#### Estate Agents

Please note sales particulars produced by our appointed Estate Agent must be signed off by yourself as a fair and accurate portrayal of your property. If you are already under contract with an Estate Agent, please ensure that you advise our Sales Executive immediately.

We also require your full co-operation on any viewings that may be required whilst you are still occupying the property. To help us sell your property a "For Sale" board will be erected.

#### RICS Qualified Surveyor

A RIC's survey will be commissioned by Elan Homes, the Surveyor may call direct to arrange an appointment.

#### Sub Contractors

Once this report is compiled, we may require the relevant tradesman appointed by Elan Homes to carry out an inspection and report on the cost of any necessary remedial work that maybe required. The Part Exchange Manager will liaise with you and talk through the report and reasons why.

#### Please note

- If you proceed with your purchase of your new Elan home, the Estate Agents fee's and survey fee will be the responsibility of Elan Homes and your reservation fee will be deducted from the purchase price upon completion.
- If you do not proceed with the purchase of the Elan home, once Part Exchange has been agreed your full reservation fee is non refundable, if a sale has been achieved on your property by our agent/representative, you will be liable for a charge of 2% + VAT of the selling price of your property.
- An EPC certificate is required