



*Better quality new homes*

## **Buying Guide**

**A Step by Step guide to buying your new home.**

### **Reservation**

Once you have selected your home with our sales agent a few simple steps need to be taken to reserve the property to you and start the reservation period.

- You will complete a reservation form with the sales agent and at this point pay a reservation fee.
- Once we have received the completed paperwork and the fee, the property will be taken off the market for 28 days (this is the reservation period).
- The reservation fee then becomes part of the purchase price.
- At the point of reservation you will be given an indication of the anticipated legal completion date, this is not a definite date and the actual completion date cannot be guaranteed due to external forces outside of our control (such as the weather), however, our sales agent will keep you informed at every stage of the reservation.
- If you have not already done so before reserving your home, you should immediately apply for a mortgage if required.
- At the point of reservation, you will need to provide details of your Solicitor.
- You will be given a copy of your reservation form.
- We will immediately send a copy of the reservation form to both our Solicitor and your Solicitor.

### **Exchange of Contracts**

During the 28 day reservation period, correspondence will have been exchanged by both sets of Solicitors and will culminate in two identical documents, one signed by Fawcett Construction Ltd and one by you.

Your Solicitor will contact you prior to Exchange of contracts and arrange a meeting in order that you can go through the contract with them and sign the necessary documents.

---

### **Fawcett Construction Limited**

Staplemead, Church Lane, Rimpton, Yeovil, Somerset, BA22 8AE.  
Tel: 01935 850973 | Fax: 01935 850702 | Email: [fcl@fawcethomes.co.uk](mailto:fcl@fawcethomes.co.uk)

Once contracts have been exchanged the agreement is legally binding.

You will be asked by your Solicitor to pay a deposit (10% of the purchase price); this will be paid to Fawcett Construction Ltd at the point of Exchange of contracts.

The deposit is non-refundable.

You must now ensure your property is insured.

Between Exchange of contracts and Legal Completion our sales agent will keep you informed on a regular basis on the progress of your home.

### **Legal Completion**

Legal completion is when you take ownership of your new home. Payment will have been made in full and passed to our Solicitor; your Solicitor will have received the Title Deeds to your property. At this point you are responsible for your home.

Legal completion takes place after the property is build complete and the necessary paperwork has been issued by the NHBC stating your home conforms to NHBC standards.

Following receipt of the completion of all works a formal notice will be served on your Solicitor and completion must take place within the notice period.

Fawcett Construction Ltd notice period is 10 days.

### **Handover**

This normally takes place on the day of completion, however, if you wish to make alternative arrangements for another day this can be arranged.

Following Legal completion our sales agent will contact you to confirm funds have been received and will make arrangements to hand over the keys.

On the day of completion our sales agent will read the meters.

You will be given a handover pack containing all guarantees, warranties and relevant NHBC booklets ([www.nhbc.co.uk](http://www.nhbc.co.uk))

### **Cancellation policy**

On reservation you will have paid a £1000 reservation fee.

If you cancel the transaction before the end of the 28 day reservation period we will refund the following amounts to you.

If you cancel before day 7 we will refund £500

If you cancel between days 8 and 14 we will refund £400

If you cancel between days 15 and 21 we will refund £250

If you cancel between days 22 and 28 you will not receive any refund

Please note the cancellation policy is based on a £1000 reservation fee.

---

### **Fawcett Construction Limited**

Staplemead, Church Lane, Rimpleton, Yeovil, Somerset, BA22 8AE.  
Tel: 01935 850973 | Fax: 01935 850702 | Email: [fcl@fawcetthomes.co.uk](mailto:fcl@fawcetthomes.co.uk)