

# House to Sell?

## a risk-free way to buying your new home



Our **resale service** offers an opportunity to purchase your new Scotia Home, with **no house selling worries**.

### a step-by-step guide

- Reserve your new Scotia home with £500...fixing the price of your new house.
- Scotia shall instruct an independent firm of surveyors to carry out a valuation of your existing property.
- Scotia shall provide you with a copy of the independent surveyor's report.

### Thereafter, either of the following will occur:

- A) A minimum reserve price for the sale of your existing property shall be agreed and it will also be agreed for Scotia to take over exclusive control of the marketing/sale of your property to achieve the reserve price.
- Upon reaching agreement as to the minimum reserve sale price of your existing property, Scotia shall issue a contract (Sale and Purchase Agreement) which links both the sale of your existing property and the purchase of your new Scotia home.
  - Once contracts are signed, a further deposit of £500 is payable and this shall be deducted from the purchase price.

- The £500 reservation fee shall be deducted from the purchase price of the new home.
- Thereafter, marketing of your existing property shall commence, and regular updates on progress shall be provided.
- The sale of your existing property will enable you to proceed with the purchase of your new Scotia home. No sale/estate agency commission shall be charged in connection with the sale of your existing property.

**Should your existing property remain unsold after a 3-month period, Scotia shall carry out a full reassessment.**

**Should the new Scotia home be completed prior to the sale of your existing property you shall have the option to withdraw from the new purchase.**

### OR

- B) Should all parties fail to reach agreement as to the reserve price of the resale property, the reservation shall lapse and the reservation fee of £500 shall be returned less the cost of the independent surveyor's report.

**Freephone 0800 0855 455 or [www.scotia-homes.co.uk](http://www.scotia-homes.co.uk)**

an evolutionary approach to planning, design and build

