

Struggling to sell your house?

Hartford Homes have the easy solution to selling your home and buying a new one.



Finding your dream home is a wonderful feeling, but the headaches involved in selling your current home can leave you feeling flat. With Hartford Home's **"Smooth Move"** scheme, we'll get you moving without the stresses and strains associated with selling your property

When you take advantage of **"Smooth Move"**, you can reserve your dream Hartford Home. We'll also help you find the right buyer for your old home by working closely with an estate agent - what's more, we'll even pay your estate agent's fees!

Follow these easy steps to a new Hartford Home:

- 1 Tell us about the property that you are trying to sell and choose your new Hartford Home
- 2 We will arrange up to two free valuations by independent estate agents at a time to suit you
- 3 We'll agree with you the best price to market your existing property and arrange for the property details and photographs to be produced
- 4 We'll hold the home of your choice for an agreed period, giving you time to sell your existing property
- 5 You will need to consult with an Independent Financial Advisor regarding any mortgage that may be required
- 6 Hartford Homes will manage the sale of your existing property by ensuring that viewing times are convenient to you and that you receive weekly progress updates and helpful advice
- 7 Once your existing property is sold, we will pay your estate agent fees up to an agreed limit
- 8 You can then move into your brand new Hartford Home!

The Hartford Homes "Smooth Move" Scheme Explained - Please Turn Over >

The Hartford Homes "Smooth Move" Scheme

- 1 You must enter into a reservation Agreement with Hartford Homes concerning the sale of your existing property, which will include a time period for the Agreement.
- 2 You agree to Hartford Homes appointing a nominated estate agent who will market and sell your existing property.
- 3 You agree you will have no control over which estate agent we instruct, or the terms of that appointment.
- 4 We agree to pay the estate agent's commission plus VAT for marketing and selling your existing property provided you legally complete on the purchase of a new Hartford Home.
- 5 You agree not to instruct another estate agent to sell your existing property until your "Smooth Move" Agreement has ended, that no party is currently negotiating to purchase your existing property and that no introduction has already been made by another party.
- 6 In the event that any existing contract with your estate agent cannot be cancelled without penalty, or if there is a penalty for dual agency, Hartford Homes will not be liable for any extra fees as we cannot be responsible for obligations contained in third party contracts. Please note that you will be liable for disinstructing your existing estate agent and for any abortive costs or dual agency fees according to your contract.
- 7 You agree to allow reasonable access to your property for viewings and survey purposes and to co-operate fully with our estate agents in their endeavours to market and sell your property.
- 8 If no acceptable offer is received within the time period set out in the "Smooth Move" Agreement (usually 8 weeks from the start of marketing), we reserve the right to re-market our available plot.
- 9 This offer is also subject to the terms of your reservation agreement with us. Any reservation fees are non-refundable.

Terms & Conditions

The "Smooth Move" Scheme is subject to status, availability, a formal agreement and Hartford's general terms and conditions. Full details will be supplied on application. The "Smooth Move" Scheme is only available on selected Hartford developments and properties and is not available in conjunction with any other offers.

Hartford have designed this leaflet to tell you in general terms of its "Smooth Move" scheme. Nothing contained in this leaflet constitutes an offer to you or a contract. Hartford reserves the right to alter or withdraw any offer or Scheme prior to exchange of contracts. Hartford Homes will require all applicants for its "Smooth Move" Scheme, should they qualify and receive an offer, to take independent financial and legal advice.

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Speak to a Sales Advisor on **631000** or visit www.hartford.im