

Struggling to sell your home?

Part Exchange with Hartford Homes for a hassle free move.



If you are looking to move but are concerned about selling your home in today's market, opt for the hassle-free Hartford Homes "Part Exchange" Scheme!

How does it work?

Generally the property we are taking in part exchange must be no more than half the value of the Hartford Home you want to purchase. If this is the case:

- 1 We will arrange for a minimum of two independent estate agents to value your home on our behalf.
- 2 Once the valuations are back we may make you an offer on your home.
- 3 If you accept our offer for your home you can then reserve your Hartford Home with a £1000 non-refundable reservation fee. We will then enter into a firm contract to take your home in part exchange for the superb new Hartford property of your choice.
- 4 The "Part Exchange" Scheme can be written into the contract as a fallback position if you would like to continue to try and sell your property before completing on your Hartford Home.

The benefits are:

- 1 No hassle of people viewing your home.
- 2 A quick simple move.
- 3 No fears of chains breaking at the last minute.
- 4 No estate agent fees to pay.

The Hartford Homes "Part Exchange" Scheme Explained - Please Turn Over >

The Hartford Homes "Part Exchange" Scheme

- 1 Part exchange deals are only available on selected plots and developments. Part exchange will only be available where the home being traded in is no more than 50% of the selling price of the plot being purchased.
- 2 Valuations for part exchange will be based upon the price which an independent valuer believes your home would be likely to achieve in the current market as opposed to an advertised sale price. This may also take into account any works required to achieve the price.
- 3 We will appoint two independent valuers to value your home on the basis of a sale within 8 to 10 weeks. Any part exchange value offered by us will be the average of these two market valuations.
- 4 We are under no obligation to make an offer. If you have already incurred costs (e.g. estate agents or legal fees) at the time of negotiating a part exchange Hartford Homes will not reimburse these costs.
- 5 An offer made by us under the part exchange scheme is subject to any necessary further enquiries or reports.
- 6 We reserve the right to market the property you are selling prior to your move into a new Hartford Home and you agree to allow reasonable access to the property to facilitate the resale (subject to agreed appointments) and to the erection of a "for sale" sign at the property. You agree to cancel any existing agreements with estate agents and agree that you are responsible for any fees due to them.
- 7 You agree that no party is currently negotiating to purchase the property you are selling and that no introduction has already been made by any other party.
- 8 Hartford Homes intends to purchase your existing home and take legal title to it prior to selling it on to a third party, to allow you to purchase a new Hartford Home. If you withdraw from the transaction and Hartford Homes has found a prospective buyer for your home, Hartford Homes will not make an introduction between you and the prospective buyer. If an introduction has already been made by Hartford Homes or their agent you will be liable to pay a fee of £1,000 plus VAT to Hartford Homes to reimburse costs incurred and Hartford Homes will have no further involvement in facilitating the sale.
- 9 On completion of a home purchase by us under the part exchange scheme we will retain a £500 retention bond which will be refunded to you provided your old property is left in an acceptable condition and you submit accurate meter readings to utility companies.
- 10 We reserve the right to refuse a part exchange and we are under no obligation to give reasons why. All valuations and decisions are final.

Terms & Conditions

The "Part Exchange" Scheme is subject to status, availability, a formal "Part Exchange" contract agreement and Hartford's general terms and conditions. Full details will be supplied on application. The "Part Exchange" Scheme is only available where the home being traded in is no more than 50% of the selling price of the plot being purchased 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 "Part Exchange" 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 "Part Exchange" Scheme, should they qualify and receive an offer, to take independent financial and legal advice.

Hartford and Hartford Homes are the trading names of Hartford Homes Limited, a company incorporated in the Isle of Man (no. 061408C) with its registered office at 2 Middle River, Douglas. Nothing in this leaflet should be construed as the provision of financial advice.



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