



Avon Estates Part-Exchange Scheme Terms and Conditions

- Avon Estates Part-Exchange Offer can only be used on Residential Park Show Homes at Presthope Grange, Shropshire, Marston Edge, Warwickshire and Redlands Park, Warwickshire.
- This Part-Exchange Scheme will be considered in England and Wales only.
- The customer's details will be passed to A2B Assured Move Limited to arrange for appraisals.
- Avon Estates work in co-operation with A2B Assured Move Limited, offering up to 100% of the estimated resale price on the customer's property in this Part-Exchange Scheme.
- No unit can be held while A2B Assured Move carry out the appraisals. It will not be until the customer agrees to the Part-Exchange offer and fill out the relevant paperwork that the unit will be taken off the market.
- The customer will need to provide access to A2B Assured Move's appointed selling agents within two working days for the valuations and inspection of the customers' existing home.
- A2B Assured Move will instruct two independent estate agents from the customer's local area to carry out appraisals on the customer's property. Based on the Estate Agent's appraisals, with comparable evidence to support their figures, along with A2B Assured Move's own analysis, A2B Assured Move give a suggested re-sale price for the customer's property.
- Any offer made by Avon Estates under the Part-Exchange scheme is subject to any necessary surveys and reports, contract and clear legal title.
- If the customer's property sells for more than Avon Estates' guaranteed offer price, Avon Estates agree to pay a percentage of the profit share and a figure will be agreed at point of sale. Any profit share agreements will be included in the contract for sale.
- The percentage of profit share is not paid to the customer until the resale of the customer's property has been completed by Avon Estates.
- If the customer's property sells for less than Avon Estates' guaranteed offer price, Avon Estates will assume the loss and the customer will not need to pay any funds to Avon Estates.
- If the customer's property is the same price as that of the preferred Residential Park Home, the part-exchange scheme offers a "straight swap".
- If the customer's property is worth more than the Residential Park Home, the customer's property can still be taken in exchange but the cash difference would only be paid to the customer upon legal completion of Avon Estates' re-sale of the customer's property.
- If the customer's property is less than that of the Residential Park Home, the customer will need to pay the additional funds towards the Residential Park Home.
- The Part-Exchange Scheme can only be used on a "bricks and mortar" property and excludes flats, park homes, leasehold properties or shared ownership.
- The customer's property must be in a good general state of repair.
- All necessary statutory and legal consents for, alterations and/or additions must be available to Avon Estates, even if the work was carried out by a previous owner.
- Avon Estates may not consider the following: a) Commercial property b) Property with a history of structural defects requiring specialist structural report, or has been rebuilt or underpinned or in an area known to have a history of structural problems. c) Leasehold

property where the lease has less than 80 years to run (if there is less than 80 years left on the lease and the owner is able to buy the freehold then the property may be considered).

d) Property which has a defective legal title or a flying freehold. e) Property on unmade/unadopted roads. f) Property that requires excessive repairs or improvement. g) Any property which our valuers advise unsuitable for Part Exchange. h) Ex council, ex corporation and local authority housing. i) Property which has no NHBC or architects' certificate where the property is less than 10 years old. j) Any property that is subject to an occupancy clause.

- At least two local Estate Agents will be instructed to assess the customer's property by A2B Assured Move. Their report will include information on the area, present market conditions, properties that are under offer or that have recently completed. Avon Estates ask them for a figure that they consider the customer's property will sell for, based on finding a buyer within a six-week period. The above information is taken into consideration when a resale price for the customer's property is being assessed.
- Avon Estates Ltd reserves the right to alter, amend, or close the part-exchange scheme at any time without prior notice.
- Upon partaking in the part-exchange scheme, customers agree to abide by these terms and conditions.
- Full vacant possession of the customers' existing home will be required upon legal completion.
- Any agents fees or commissions and VAT that may have been incurred by the customer prior to the agreement will remain the customer's responsibility. Avon Estates cannot accept liability towards any such costs or charges.
- Both the customer's purchase of the new park home and Avon Estates purchase of the customer's bricks and mortar property are subject to contract until the exchange has taken place on the purchase of the bricks and mortar property.