
GROVE PLACE - AT YOUR SERVICE OFFER

TERMS & CONDITIONS

These terms and conditions govern the offer (as defined below) being made by Grove Place Village Limited (the "Company") to potential purchasers ("you"):

(i) You may reserve a property by providing a £5,000 deposit to the Company, which will be lodged by a third party solicitor. You will have eight weeks to get your existing property under offer. During this period, the vendor will suspend all marketing.

(ii) If you are unable to obtain an acceptable offer on your property within eight weeks, or withdraw your offer, the deposit will be refunded, deducting a reasonable amount up to £500 to compensate the vendor for not being able to market the property during this period. In exceptional circumstances the entire deposit may be refunded.

(iii) To benefit from this offer, you are required to use the New Homes Group 'NHG' to act as your selling agent; their fee is 1.75% of which we will contribute 0.5% (you will therefore be liable for the remaining fee of 1.25% plus VAT when your property sells). The contract with NHG can be terminated at any time if you are not satisfied with their services; this must be notified to the Company as soon as practicable.

(iv) If your property is under offer within eight weeks and proceeds through to completion, the Company will provide the following moving package worth in excess of £4,000 to include:

- a) A contribution towards estate agency fees for your sale as per (iii) above;
- b) Legal fees associated with the purchase, excluding disbursements and up to a maximum of £1,000 plus VAT, subject to you using an approved solicitor (list available on request); and
- c) Ten hours with the Senior Move Partnership. Any hours in excess of ten hours will be payable by you to Senior Move Partnership directly, should you decide you require further assistance.

(v) If your property is not under offer within eight weeks but achieves an offer shortly thereafter and subsequently proceeds through to completion, we may at our absolute discretion agree to provide the package set out at (iv) above.

(vi) This offer is only available to new customers and is not available if you already have a property reserved, exchanged or completed.

(vii) The Company reserves the right to withdraw or alter this offer at any time.