



Part Exchange — Conditions of Sale

The Company's offer for an existing property, taken in part exchange for the purchase of a new Skipton Properties Limited home (or as a 'Chain Breaker') is subject to the following conditions:

1. The value of your home must not be more than 2/3 of the Skipton Properties home you are buying.
2. Skipton Properties will assess the value of your home by getting three valuations from local estate agents that we have relationships with. Our offer will be determined upon reviewing these offers and is usually an average of the three to ensure a robust market valuation.
3. Once valuations are completed and we have confirmation our offer is agreeable we will arrange visit by a homebuyer's surveyor.
4. Once our offer has been made, the offer will be valid for 3 days. Once this date has past, we may ask to negotiate terms again. Whilst you decide whether to accept, please note your home will still be marketed to other customers during this time.
5. Once you accept our offer of part exchange you must proceed to unconditional exchange of contracts in the purchase of your Skipton Properties Home within the agreed period shown on the reservation form. If this date passes for reasons out of your control it will be renegotiated via your lawyer.
6. Part Exchange is considered an incentive and as such Skipton Properties are under no obligation to offer any further incentives.
7. The property is to include all fixtures and fittings, including carpets/floor coverings. All keys to the property must be provided with a minimum of 3 for each lock.
8. The company will be permitted to market your present home immediately, and you will give access to prospective purchasers, at all reasonable times, and by appointment through the selling agents. If your property is already on the market you should dis-instruct them immediately, unless we are continuing with the agent.
9. The property must be maintained in good condition up to your vacation and any damage caused in the removal of furniture/fittings must be rectified to a good
10. The gardens must be maintained in good condition up to your vacation and all refuse or garden waste must be removed, and the garage, if any, must be emptied.

11. Upon vacating, the property must be cleared out and left in a tidy condition with all surfaces and sanitary-ware cleaned, and all floors vacuumed or washed and polished. Depending upon the time of year and the progress of any sale of the property, different methods of securing the gas, electricity and water services will be necessary. If we deem the clean unsatisfactory and it needs to be professionally cleaned, Skipton Properties reserves the right to transfer this cost to you. This fee would be deducted from the retention.

12. All operating instructions for appliances etc, remaining in the property should be left where future buyers can easily find them.

13. A retention of £500 will be held pending inspection of the property, normally within 10 working days of the keys being handed to our representative, along with details of burglar alarm settings and location of the control panel, where appropriate, to ensure that items 7 to 11 inclusively are as expected.

Purchaser(s).....

Signature(s).....

Development.....

Plot No.....