

# Seddon Homes Agency Scheme

## Who is this for?

Someone looking to buy a new Seddon Home who needs to sell their existing home in order to proceed. Available on selected plots and subject to availability.

## What are the benefits of this scheme to me?

- Seddon pay all Estate agents costs when you sell and buy from us so you receive the full amount for your home.
- Seddon do all the chasing saving you time, worry & hassle
- You get best market price for your current home
- Seddon will provide enhanced advertising budget to the Estate agent
- Seddon may provide incentives on your home such as stamp duty or even part exchange making your home stand out from the crowd.

## How does it work?

Once you have selected your new Seddon Home our Sales Advisor will contact our approved Estate agent and valuer to provide us with a market appraisal on your home. We operate completely transparent in this regard and the agent will freely discuss their thoughts with you should you wish. During this time the new plot will be withdrawn from sale, for your peace of mind. Once the valuer's recommendations are to hand our Sales Advisor will invite you to our Marketing Suite to discuss our feelings on price. If agreeable we will then complete a reservation agreement, at which point a £1,000 reservation fee is payable. Your new home will then be held for six weeks pending a suitable buyer being found.

## What happens when a buyer is found?

Seddon Solicitors will issue contracts to your Solicitors on the basis of exchange within six weeks. A provisional or fixed moving date will be agreed at this point dependant on the build stage of your new home.

## What happens if a buyer is not found within the period?

Our Sales Advisor will review the situation with you and agree a revised action plan and extension or cancel your reservation if we cannot mutually agree on the best way forward for both sides.

## What happens to my reservation fee?

The fee will be used as part of the contract deposit payable on exchange. Once the reservation has been completed 50% of the fee becomes non returnable in the event of cancellation for whatever reason.



**Seddon Homes**  
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