

# Have a home to sell?

We could help sell your current home so you can buy one of ours with **Assisted Move**<sup>‡</sup>

We could help you sell



We'll agree a selling price with you



We'll instruct and manage the estate agents AND pay their fees!<sup>‡</sup>



When the sale of your current home is agreed, you can reserve your new Linden home



FOR SALE

Talk to us about **Assisted Move**<sup>‡</sup>

  
**Linden**  
HOMES

# Want to buy a new Linden home

But have a home to sell first?

Talk to us about our **Assisted Move<sup>+</sup>** scheme.



We could help you sell your current home



We'll agree a selling price with you and instruct local estate agents to market your home



We will give you feedback on viewings



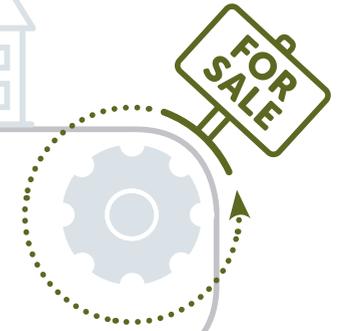
Once a buyer is found and you move into your new Linden home, we will pay the estate agents fees

The marketing process is broken down into the following key stages:



**1** Find the perfect Linden home for you.

**2** We will instruct local estate agents to carry out a valuation of your current home based on securing a buyer within a specified selling period that is agreed with you.



**3** Based on these valuations, we will suggest a selling price for your current home.



**4** If you agree and wish to proceed, we will enter into an Assisted Move Agreement with you and instruct the estate agents to sell your current home within the pre-agreed timescale. We will work closely with them to ensure your home is frequently advertised and feedback is reported on all viewings. There is NO reservation fee to pay at this stage.



**5** When a buyer is found, who can proceed to exchange within the specified timescales, you can reserve your new Linden home by paying a reservation fee and completing a reservation agreement.

**6** We can suggest solicitors and mortgage advisors who are independent of Linden Homes but specialise in the new build market and can help you achieve an exchange within the exclusive 28 day reservation period.



**7** On the simultaneous legal completion of the sale of your current home and the purchase of your new Linden home, we will pay the estate agent fees.



For more information please ask your Sales Executive or visit [lindenhomes.co.uk/assistedmove](https://www.lindenhomes.co.uk/assistedmove)

## For more information

Please ask your Sales Executive or visit  
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*†Assisted Move is available on selected new Linden homes only. Acceptance is at our sole discretion. We reserve the right to refuse to agree to Assisted Move and we are under no obligation to give reasons why. We will instruct local estate agents to undertake an independent valuation and marketing advice for your current home before we make you a proposal on a marketing price for your home. The realistic sale price may be lower than an initial marketing price and is based on a sale within a specified timescale fixed by us. You have the final say at the price at which the property is marketed, but Assisted Move will not be available if the price at which you wish to market your current home is higher than we think is realistic or the timescale is too long. You must complete an Assisted Move Agreement – a sample of our Assisted Move Agreement can be obtained from your local Linden Homes sales office. You must agree:*

- No party is currently negotiating to purchase your current home*
  - No introduction has already been made by another party*
  - Not to instruct another estate agent to sell your current home until your Assisted Move Agreement has ended*
- You may need to leave a full set of keys and agree to access accompanied viewings for potential buyers with the appointed estate agents. You agree that Linden Homes will determine which estate agent is instructed and the terms of that appointment. It is not guaranteed that a buyer will be found for your current home or that any buyer will be willing to pay the price you want. Linden Homes may continue to market your chosen Linden home and reserves the right to take a reservation on this home until the sale of your current home to a third party is agreed and you pay the reservation fee on your chosen Linden home in accordance with the Assisted Move Agreement. In this case, if available, an alternative home may be offered, but there is no obligation on either party to proceed with the Assisted Move Agreement. Any sale of your current home to a third-party buyer is at a price approved by you. A reservation fee is payable to Linden Homes for the purchase of your chosen Linden home at the agreed price, when you agree a sale on your current home. You agree only to confirm agreement of sale with a purchaser who can achieve an exchange within 28 days and who has been financially qualified to proceed with the purchase of your current home. On the simultaneous legal completion of the sale of your current home and the purchase of your new Linden home, we will pay the estate agents fees. Please note your buyer could cancel prior to legal exchange of contracts for the sale of your current home. In this instance, Linden Homes retains the right to cancel the purchase of your chosen home and retain the agreed proportion of the reservation fee in accordance with your reservation agreement. We reserve the right to end the Assisted Move Agreement if an acceptable buyer is not found within the specified period. Should we secure a purchaser for your current home on your behalf and you do not proceed to purchase a Linden home, you may be liable to pay all Estate Agent fees. Reservation fees may vary dependent upon the location of your new Linden home.*



**Linden**  
HOMES