

Have a home to sell? Or stuck in a chain?

We could buy your current home when you buy one of ours with **Part Exchange[†]**

We could be your buyer



No need to instruct agents and incur their fees



Only move when your new home is ready



Talk to us about Part Exchange[†]


Linden
HOMES

We could buy yours

So you can buy ours.
Simple.

Talk to us about our **Part Exchange[†]** scheme.



We could buy your current home



We will instruct the local estate agents, so you won't incur their fees



Once a price has been agreed, your chosen Linden home will be exclusively taken off the market for 28 days



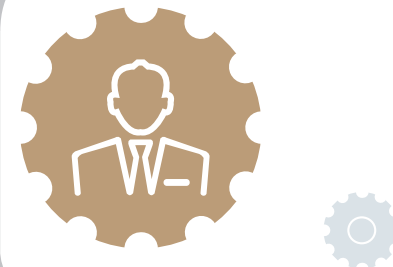
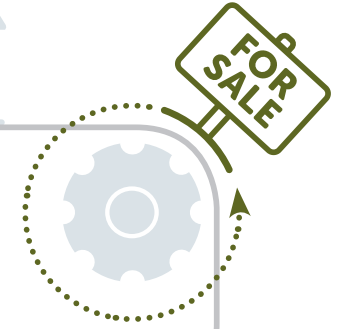
Stay in your current home until your new one is ready

So what's involved?



1 Firstly, find the perfect Linden home for you. Typically, your current home should be worth less than 70% of the value of your chosen Linden home.

2 We will instruct local estate agents to carry out valuations of your current home, based on securing a buyer within a specified selling period which is determined by us at the relevant time. A representative from Linden Homes may also visit your current home.



3 If your current home meets our criteria we will make you an offer. This offer is at our sole discretion. If you accept and complete a Part Exchange Form in relation to your current home, you will then need to pay a reservation fee and complete a reservation agreement to reserve your new Linden home.



4 On reservation, we will arrange a home buyers survey of your current home and remove your chosen Linden home from the market, securing you an exclusive 28 day period to achieve exchange.

5 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.



6 The appointed local estate agents will begin marketing your home, you may need to leave a full set of keys and agree to access for accompanied viewings for potential buyers. You can continue living in your current home until your new Linden home is ready.

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

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lindenhomes.co.uk/partexchange

†On selected homes only. Acceptance is at our sole discretion and not all properties are suitable. We reserve the right to refuse to agree to Part Exchange of your current home and we are under no obligation to give reasons why. Part Exchange may not be available in conjunction with any other offer. Part Exchange is also subject to the terms of your Reservation Agreement with us. You select a new Linden home of your choice. As a guide, your current home must not be worth more than 70% of the value of your chosen Linden home. For avoidance of doubt, Part Exchange is at Linden Homes sole discretion. Before we make you an offer for your current home, we will instruct a minimum of 2 local estate agents to undertake an independent valuation based on securing a buyer within a specified selling period determined by us at the relevant time. A representative of Linden Homes may also visit your current home. We will then determine our offer (at our sole discretion) which will be subject to:

- You being financially qualified by a Linden Homes nominated independent mortgage advisor to proceed with the intended purchase of your chosen Linden home*
- Us receiving a satisfactory home buyers survey of your current home*
- You legally exchanging contracts to purchase your chosen Linden home within 28 days of completion of a Part Exchange form and a Reservation Agreement*

On accepting our price for your current home, you will need to pay a reservation fee and complete a reservation agreement to reserve your new Linden home. Reservation fees may vary dependent on the location of your new Linden home. You will also need to complete a Part Exchange form in relation to your current home. Your chosen Linden home will be removed from the market for an exclusive 28 day period in which legal exchange of contracts to purchase your chosen Linden home must be achieved. On reservation of your chosen Linden home, Linden Homes will organise a home buyers survey of your current home and our appointed estate agents will market your home. Notwithstanding the terms of the Reservation Agreement, reservation fees cannot be refunded if cancellation by you occurs once the home buyers survey has been instructed or if you do not exchange within the 28 day reservation period. You may need to leave a full set of keys and agree access for accompanied viewings for potential buyers with the appointed estate agents. You agree to ensure your current home is kept clean and tidy during this period and in a presentable condition to facilitate viewing to potential purchasers. Linden Homes can recommend a solicitor and mortgage advisor to help to achieve an exchange within the exclusive 28 day reservation period. You are not restricted to utilise the recommended solicitor or mortgage advisor. Linden Homes may terminate the Reservation Agreement and Part Exchange Agreement if you do not exchange on the purchase of your Linden home within the 28 day reservation period. You can stay in your current home until your new Linden home is ready and a notice to legally complete is issued by us specifying the moving/ completion date.

The logo for Linden Homes features a stylized green leaf icon above the word "Linden" in a large, bold, dark blue serif font. Below "Linden" is the word "HOMES" in a smaller, dark blue, all-caps sans-serif font.

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