

Take it easy, with

**EarlyBird**

from Thomas Homes

On selected plots at Kingsbury Mews, we are delighted to provide our EarlyBird offer.

Benefits of our EarlyBird offer include:

Peace of mind

Relax in the knowledge that we will hold your chosen plot for 6 weeks while we actively market your existing property.

Less hassle

We will instruct and manage the Estate Agent for you.

We do of course need to check out your existing home to see if it meets our criteria and also carry out a valuation before we agree to market your property. Other Terms and Conditions apply. See reverse for details.



**KINGSBURY MEWS**

M A R L B O R O U G H

# EarlyBird. How it works.

We will ask a few simple questions about your property to see if it meets our criteria, and then proceed to arranging an appointment at your convenience for a local Estate Agent to value your home.

Following receipt of the valuation report, our representative will contact you to agree a price to market the property, and if you agree this price we will be pleased to hold the plot of your choice on receipt of your reservation fee. This fee is refundable if we are unable to find a proceedable purchaser within a 6 week period.

We will then market your property with a local Estate Agent of our choice for 6 weeks (this may be extended at the sole discretion of Thomas Homes).

You will be required to provide every assistance in the marketing of your existing property including the erection of a For Sale board and allowing prospective purchasers to view.

Once an offer has been accepted for your existing property the EarlyBird reservation will convert to a

full reservation with a 4 week exchange of contracts date agreed.

It is important that you notify your solicitor and lender so that all necessary legal work can be undertaken and your mortgage offer issued within the agreed timescale. Legal completion will then take place on build completion of your new Thomas home.

After the initial 6 week period we reserve the right to terminate the EarlyBird agreement if no acceptable offers have been received for your existing property. In this event the reservation fee will be refunded. Please note that in the event a buyer is found for your existing property and you do not proceed with the purchase of your new Thomas home, the reservation fee will be retained by Thomas Homes to cover administration costs.

Thomas Homes will also arrange for a free consultation with our expert Financial Advisors who can advise you on the best mortgage products available.



CARTER JONAS

01672 514916  
[carterjonas.co.uk](http://carterjonas.co.uk)

Please speak to one of our sales advisors for more details.

## Terms & Conditions

This scheme is only available on selected plots at certain Thomas Homes developments and may be withdrawn at any time. No other incentive schemes can be used in conjunction with this scheme. Full terms and conditions are detailed in the contract. These particulars are for illustration only. Our policy is to continuously develop ways to assist our customers and individual aspects of any incentive may vary from time to time. Consequently, these particulars should be treated as general guidance only and cannot be relied upon for the purposes of any statute as accurately describing any of the specified matters. Nor do they constitute a contract, part of a contract or a warranty. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.