



**CREST
NICHOLSON**

SMOOTHMOVE

Helping you sell your existing property,
enabling you to reserve your new
Crest Nicholson home.

[CRESTNICHOLSON.COM/SMOOTHMOVE](https://crestnicholson.com/smoothmove)





SMOOTHMOVE

Taking the hassle out of buying your new home.

Once you have found your perfect new Crest Nicholson home, you will need to get the sale of your existing property going.

With SmoothMove, we will work closely with your estate agent to help you find the right buyer for your old home. Plus, we will even pay your estate agent fees.



THE SIMPLE STEPS TO your new Crest Nicholson home.

- Tell us about the property that you are trying to sell and choose your new Crest Nicholson home
- We will arrange up to three free valuations by independent estate agents
- We will agree with you the best price to market your existing property and arrange for the property details and photographs to be produced
- If you wish, we can suggest independent advisors to identify your financial requirements
- Crest Nicholson will manage the sale of your existing property providing you with regular progress updates
- Once your existing property is sold and you buy your new home, we will pay your agreed estate agent fees
- You can then look forward to moving into your brand new Crest Nicholson home

To find out more about SmoothMove, speak to one of our Sales Executives.



SMOOTHMOVE TERMS & CONDITIONS

Availability

SmoothMove is available on selected Crest Nicholson homes. Terms and Conditions apply.

How do I apply for SmoothMove?

You need to:

- complete a SmoothMove Valuation Request form including details of your current home which you are looking to sell (your "Existing Home");
- provide details, if applicable, of any instructed selling agents (including any agreements) so that Crest Nicholson can liaise with them; and

- provide access to our representatives and appointed estate agents to your Existing Home within 48 hours (excluding weekends) for it to be valued and inspected.

How is the sale for my Existing Home started?

Crest Nicholson may instruct up to three independent estate agents to undertake valuations of your Existing Home.

We will then make you a proposal on a marketing price for your Existing 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 (the "Sale Timeframe"). You have the final say on the price at which the property is marketed, but SmoothMove will not be available if the price at which you wish to market your Existing Home is higher than we think is realistic or the timescale requested by you is too long.

Crest Nicholson reserves the right not to consider or accept your Existing Home for SmoothMove. This may occur during our preliminary discussions with you or after valuations have been undertaken. If this is the case, we will explain the reason for our decision. All valuations and decisions are final.

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crestnicholson.com/smoothmove

SMOOTHMOVE TERMS & CONDITIONS CONTINUED

It is a condition of SmoothMove that:

- no party is currently negotiating to purchase your Existing Home;
- no introduction has already been made by another party; and
- you will not instruct another estate agent to sell your Existing Home until the Sale Timeframe has ended.

If any existing contract with your estate agent cannot be cancelled without penalty, or if there is a penalty for dual agency, Crest Nicholson will not be liable for any extra fees as we cannot be responsible for obligations contained in third party contracts. Please note that you will be responsible for dis-instructing your existing estate agent and for any abortive costs or dual agency fees according to your contract.

We will:

- decide which estate agent we instruct and the terms of that appointment to sell your Existing Home;
- work closely with the instructed estate agent to ensure your home is frequently advertised; and
- ensure feedback is reported on all viewings.

You may need to leave a full set of keys or agree access times for potential buyers with the appointed estate agent.

It is not guaranteed that a buyer will be found for your Existing Home or that any buyer will be willing to pay the price you want.

Do I pay any fee before a buyer is found for my Existing Home?

No fee is payable whilst the appointed estate agent is working to find a buyer for your Existing Home.

How do I accept an offer for my Existing Home?

Any sale of your Existing Home to a buyer is at a price approved by you.

You agree only to confirm agreement to a sale of your Existing Home to a buyer who:

- can achieve an exchange of contracts within 28 days; and
- who has been financially qualified by a mortgage advisor to proceed with the purchase of your Existing Home.

When can I reserve my New Home?

Crest Nicholson may continue to market your chosen Crest Nicholson Home (your "New Home") and reserves the right to take a reservation on this home until such time as:

- the sale of your Existing Home is agreed to a buyer who:
 - can proceed to exchange of contracts within 28 days; and
 - has been financially qualified by a mortgage advisor to proceed with the purchase of your Existing Home; and
- you enter into a Reservation Agreement with Crest Nicholson for your New Home, pay the reservation fee and sign the SmoothMove Terms and Conditions.

Please note your buyer could cancel prior to legal exchange of contracts for the sale of your Existing Home. If this happens after our solicitor has been formally instructed, Crest Nicholson retains the right to cancel the Reservation Agreement and return the reservation fee, less up to £500

towards our reasonable reservation administration and conveyancing costs.

Should you decide not to proceed with the sale of your Existing Home or the purchase of your New Home for any reason, the reservation fee will be refunded, less £500 towards our reasonable reservation administration and conveyancing costs. The balance will be returned to you without undue delay.

What happens next?

After the Reservation Form is completed, the reservation fee paid, and the SmoothMove Terms and Conditions are signed:

- you will need to ensure your solicitor is instructed to proceed on your behalf and inform them of our 28-day exchange target under the terms of the Reservation Agreement
- the purchase of your New Home is subject to contract; and
- your home and garden must be maintained to the same standard as when our valuations took place.

Payment of estate agent's commission for selling your Existing Property

The estate agent's commission plus VAT for marketing and selling your existing property:

- will be paid by Crest Nicholson provided you legally complete the purchase of your New Home but
- must be paid by you if you do not legally complete the purchase of your New Home for any reason.