

Ben Bailey Homes - Deals and Incentives Terms and Conditions

Terms & Conditions – 5% Deposit Boost /First Time Buyers

Offer is to contribute towards your deposit up to a maximum of 5% of the purchase price of the new home you choose to buy from us. This will be a one-off payment and the relevant contribution will be deducted from your completion statement. Offer is subject to the purchaser confirming a full reservation on the plot being purchased. Offer may require reservation and exchange to have taken place by particular dates, which may vary for different plots. Offer may be withdrawn or altered at any time prior to payment of the reservation fee of the relevant plot. Offer cannot be used in conjunction with any other offer. Offer is subject to your lender's criteria and may reduce the equity to mortgage ratio. Offer may not be accepted by some lenders or may lead to refusal to provide a mortgage based on your circumstances. First Time Buyers Legal Fees Contribution payment must be through one of Ben Bailey Homes recommended solicitors. Offer may be withdrawn at any time prior to reservation of the relevant plot.

Terms & Conditions – Ben Bailey Home Owners Club Discount

Offer available on selected plots only, subject to contract and status. There is no cash alternative to the value of this offer. Offer to be claimed at the point of reservation. It is only available on a home that will be the applicant's main residence and not for investment/buy-to-let properties or second homes. You will need to provide proof of address. Ben Bailey Homes' decision in respect of the validity of any proof and eligibility is final. In the unlikely event of any dispute arising in connection with the entitlement to the discount or benefits confirmed by this offer, Ben Bailey Homes has the final decision. Offer may require reservation and exchange to have taken place by a particular date, which may vary for different plots. Offer may be withdrawn at any time prior to reservation of the relevant plot.

Terms & Conditions – Key Workers Incentive

Offer available on selected plots only, subject to contract and status. If you are an eligible Key Worker, you will be offered a discount equal to 3% of the advertised purchase price of the new home you choose to buy, up to a maximum discount of £12,000. Any such discount offered may include and take into account the value of any options already fitted in the new home you choose to buy. Although the offer can be used as a simple discount off the purchase price, there may be other ways we can help you in a more personally tailored way, subject always to the terms of the offer i.e. any discount offered from the purchase price or otherwise shall always equal 3% of the advertised purchase price of the new home, up to a maximum amount of £12,000 (which may include and take into account the value of any options already fitted in the new home). There is no cash alternative to the value of this offer. Only one Key Worker Discount Offer may be used in the purchase of a property and no other offers may be used in conjunction. Offer to be claimed at the point of reservation. It is only available on a home that will be the applicant's main residence and not for investment/buy-to-let properties or second homes. You will need to provide proof of eligibility as a key worker as we have defined here in order to qualify for this offer and the key worker needs to be purchasing the property (i.e. named on the reservation and title of the property). Ben Bailey Homes' decision in respect of the validity of any proof and eligibility is final. You will need to provide proof of your eligible employment in the form of your most recent payslip, together with an email or letter confirmation from your Line Manager confirming your employment. If you are working on a temporary contract, then it needs to be of at least 6 months' duration and have at least 3 months of the contract term remaining at the time of reservation. The Ben Bailey Homes Key Worker Discount Offer is available to Key Workers only. For the purposes of this offer: "Key Worker" means an individual currently employed (in any capacity) by one of the following bodies; NHS, Education, Police Force, Fire Service, Ministry of Defence, Environmental Service, Highways England, Probation Service, Local Authority and Prison Service.

Terms & Conditions - Mortgage Assist

This offer is only available on selected plots and selected developments, subject to status and availability. This scheme cannot be used in conjunction with any other offer. Purchasers are required to meet the lenders mortgage eligibility criteria. Some lenders may not accept the Mortgage Assist offer from house builders. Ben Bailey Homes reserves the rights to terminate or alter this offer at any time prior to the payment of a reservation fee.

Terms and Conditions - Part Exchange Scheme

Part Exchange scheme is not be available in conjunction with any other promotions or offers. Part Exchange is available to existing home owners and you must be the owners of the property. If you are if you are currently marketing your own home you will be responsible for all related costs with your current selling agent. It is your responsibility to ensure you serve sufficient notice of signed up to a sole agency agreement or similar.

Terms & Conditions – Guaranteed Valuation Scheme

The local independent estate agent is nominated by Ben Bailey Homes. The Guaranteed Valuation figure is the value which Ben Bailey believe will generate an offer on your existing home within the 8-week reservation period. Ben Bailey reserves the right to cancel your reservation after 8 weeks should an acceptable offer on your existing property not be forthcoming.

General Terms & Conditions

In the unlikely event of any dispute arising in connection with the entitlement to the discount or benefits confirmed by any of the above offers, Ben Bailey Homes has the final decision. The photography and computer-generated images used in our visualisation tool are for illustrative purposes only and depict a typical Ben Bailey home. The specific properties shown may not form part of this offer. Offer may require reservation and exchange to have taken place by particular dates, which may vary for different plots. Offer may be withdrawn at any time prior to reservation of the relevant plot. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**