

## GLEANN ELAGH BOOKING PROCEDURE

Thank you for your interest in Gleann Elagh, by Braidwater Homes. To make the process as smooth as possible please have a thorough read over the booking procedure and associated documents.

A Booking Deposit of £1,000 (£500 NON REFUNDABLE) is payable to secure your chosen home by cheque (made payable to Oakland Estate Agents) or by card, together with a completed reservation agreement and confirmation of financial arrangements (Agreement In Principle from Lender) to purchase is required to reserve a site. Please Note: parties who are subject to sale may not be considered for the initial release, please speak with our sales agent. Upon receipt of the booking deposit and completed reservation agreement, Oakland Estate Agents will instruct the Vendor's solicitor to forward Contract, Title and Building Agreement to the Purchaser's solicitor. Signed contracts & a 5% deposit are to be returned to the Vendor's solicitor within 8 weeks of booking as per the reservation agreement. All purchasers must also supply two forms of Identification (Passport & Driving Licence ) to comply with Estate Agents Anti Money Laundering Regulations. Please note CASH will not be accepted.

### RELEASE DATE OF PHASE ONE

The initial release of homes in phase one takes place at 8am on Thursday 7th February 2019  
LOCATION: Oakland Estate Agents, 20 The Diamond, Derry, BT48 6HP. Tel: 028 7126 7979

### TERMS & CONDITIONS OF BOOKING

For avoidance of doubt, the making of a reservation or booking **does not** constitute a binding contract between the parties and is subject to legal contracts being entered into thereafter. A booking deposit of £1,000 is payable in order to reserve a plot at which stage you will be asked to confirm the name of your solicitor and your status as a buyer.

When your chosen site is released for sale you will be granted 8 weeks from the date of booking to sign and return an unconditional contract and building agreement. After 8 weeks, if a reservation extension cannot be granted, your plot will be placed back onto the market and your deposit (less £500 administration costs) will be returned.

### FEE FREE MORTGAGE ADVICE

Our dedicated **Mortgage Advisor, Aaron McElhinney**, can be contacted to arrange your new mortgage as he has access to the complete mortgage market and bespoke finance options. Gleann Elagh purchasers are being offered fee free mortgage advice and to book an appointment contact Aaron on: mobile 07714849000 or 02871311103.

## **YOU NEED TO APPOINT A SOLICITOR**

Braidwater Homes has nominated a preferred panel of local solicitors who are fully conversant with the purchaser's Title Pack. Braidwater Homes is offering buyers a **£250 incentive** if a member of the appointed panel of solicitors is selected to carry out your conveyance (upon completion). We would recommend you contact our panel who will be happy to discuss your purchase:

Caldwell & Robinson: 7126 1334 - Ms Jade O'Kane  
Dickson & McNulty: 7134 1864 -Mr Andrew Lyttle  
John Fahy & Co Solicitors: 028 7130 8664 - Ms Eimear Kerr  
MMP: 7126 4415 - Mr Nick O'Dowd

## **MANAGEMENT CHARGES FOR HOUSES**

Each purchaser will become an equal shareholder within the Management Company and pay an annual service charge towards the maintenance of the common areas (estimated charge to be confirmed).

## **DISCLAIMER**

Please note: the design and specification of these homes may be subject to change. All buyers will be informed of any changes.