



Lynwood Village 'Moving Made Easy' Support Package 16th January to 31st July 2023 Terms and Conditions

- £1,000 Independent Financial Advice package
- £2,000 towards solicitors / legal fees
- £7,500 towards estate agency fees and help to manage property sale
- £1,000 towards removal company costs
- £3,000 Home Mover Specialist Pack, Unpack and Put Away package
- Free stairlift
- Two hours Lynwood Village Handyman Service, free of charge

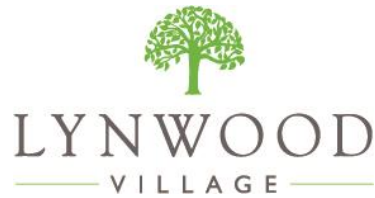
Terms and Conditions

- This offer is valid on selected new-build Lynwood Village property reservations made after 16th January 2023
- This offer is only available on selected brand-new Lynwood Village properties (not resales) that are reserved through Ben (the organisation that owns and operates Lynwood Village).
- This offer is not transferable to other properties or people and cannot be combined with any other offer.
- The offer is not available on any new build cottages
- Purchasers are free to install their own stairlift or to employ the Homemover Specialist at their own expense should they wish.
- Reservations must be made between 16th January and 31st July 2023 inclusive. The offer may be extended at the management's discretion.
- Property transactions must be completed by 31st December 2023.

Financial Advisor Service

Value: £1,000

- Independent Financial Advisory Service, SM&A, will provide a financial report for the purchaser/s to provide clarity on the costs of the move, fees and charges associated with living at Lynwood Village and a forecast for the purchaser's future finances based on the information provided. The cost of this report is £1,000 (inc VAT) which will be paid by Ben.



- Any additional advice is at the purchaser's discretion and at their expense.

Contribution Towards Legal Fees

Value: £2,000

- For purchasers using Lynwood Village's preferred solicitor we will pay the legal fees relating to the property purchase up to £2,000 (inc VAT).
- For buyers who would prefer to use their own solicitors, £2,000 (inc VAT) will be deducted from the property's purchase price as a contribution towards solicitor's fees.
- No cash alternative

Stress-free sale of your existing property

Value: up to £7,500.00 (inc VAT) towards estate agency fees plus help with property sale

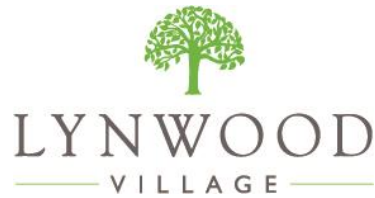
- Rice and Roman, the on-site estate agents for Lynwood Village, will source two local estate agents, arrange valuations, agree fees (with the client's consent), and bring the property to market, providing periodic updates throughout the process.
- £7,500 will be contributed towards estate agency costs which will be deducted from the purchase price.
- If the fees are more or less than £7,500,00, Ben's contribution is limited to the fee amount or a maximum of £7,500.00 (inc VAT).
- No cash alternative.

Decluttering, packing and removal service.

Value: £4,000

We will provide The Home Mover Specialist package, worth £3,000 which includes help decluttering and planning your move, help with packing and unpacking on arrival in your new home. Full details will be provided by The Home Mover Specialist and the exact services provided may change.

- We will provide the Homemover Specialist Pack, Unpack and Put Away package to any purchaser who reserves a new-build apartment or new-build duplex apartment between 16th January 2023 and 31st July 2023 and completes by 31st December 2023. Details available on request.
- No cash alternative.



- Lynwood Village / Ben are not responsible for any breakages, damaged or lost items. Owners must ensure appropriate insurance is in place via their removals company.
- Buyers are free to employ the Home Mover Specialist independently or to add extra services at their own expense.

Removal Costs

Value £1,000

- We will pay up to £1,000 (inc. VAT) towards removal company costs. This will be deducted from the property's sale price.
- If removal costs are lower than £1,000 inc. VAT we will deduct the lower amount from the property sale price. If removal costs are higher than £1,000 we will deduct £1,000 inc VAT from the sale price.

Stairlift

Value: £4,000

- We will install a stairlift in any new-build duplex apartment reserved by 31st July 2023.
- No cash alternative.
- This offer is not transferable, it is only available to the person (or couple) making the reservation.
- The stairlift can be installed at any point after exchange of contracts (i.e. before the buyer moves in) but must be installed within two years from the date of completion.
- All repairs and maintenance of the stairlift are the responsibility of the new owner.
- The stairlift must be provided by our authorised installer, Acorn Stairlifts. Details are available on request.

Handyman

Value: £60

- On completion, the buyer will be offered two hours of the Lynwood Village Handyman Service free of charge
- A full list of handyman services will be provided on completion and includes tasks such as hanging pictures, putting up shelves and curtain rails, moving furniture and changing lightbulbs.
- No cash alternative
- The two hours must be claimed within one year of completion.

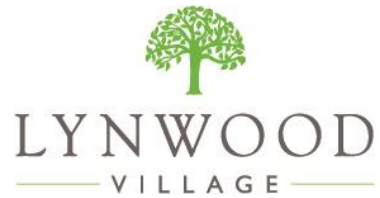


Illustration of value of support package

| | Value |
|--|---------|
| Financial Advisor | £1,000 |
| Legal Fees | £2,000 |
| Estate Agency Fees | £7,500 |
| Home Mover Specialist Pack and Unpack Services | £3,000 |
| Stairlift installation | £5,000 |
| Handyman (2 hours) | £60 |
| TOTAL VALUE | £18,560 |

For more information, please contact Rice and Roman, the official estate agent for Lynwood Village on 01344 949388.
'We' refers to Ben, the organisation that owns and operates Lynwood Village.
Published 17th January 2023. All information correct at time of publication.