



Muir™

HOMES

HOME EXCHANGE PLAN

Muir Homes would like to introduce our **Home Exchange Plan**, designed to help you buy your **ideal new Muir Home**.

If you are planning to move but can't find a buyer or you simply don't want the hassle & stress of selling, you could Home Exchange your existing property for a superb new Muir Home.

One of the most stressful things about moving is relying on other people. Will you find a buyer? Will your current buyer change their mind? Will your most promising buyer suddenly get stuck in a chain?

Using our fantastic and proven **Home Exchange Plan**, you don't have to worry about chains & buyers. You'll also **save on Estate Agent Fees, advertising costs and Home Report costs** as these are taken care of as part of our service. **So you would save -**

- Estate Agency Fees – typically **1-2.5% of the sale price**
- Advertising Costs – range from **£200-£500 + per advert**
- Home Report & Marketing – typically **£500-£1000 upwards**



MUIR XCHANGE

Your fast & easy way into a New Muir Home



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Stage 1

- Visit your preferred **Muir Homes Development** and speak to our Sales Advisor - who can identify the relevant properties with our **Home Exchange Plan** available at this development. (our **Home Exchange Plan** is available on selected developments and plots and is subject to terms and conditions)
- Answer a few questions about your existing home.
- If you are happy with our **Terms & Conditions**, you can provisionally reserve your new home for £125, this sum is fully refundable if we are unable to agree on the buy-in price for your current property or if you simply change your mind.
- Your preferred new home is removed from the market whilst valuations are being carried out giving you **peace of mind** that no-one else can purchase the property.
- One of the best aspects of this **Plan** is that you don't have to worry about price differentials. Many other house builders will only offer part exchange if you are moving to a larger or more expensive property – not at Muir Homes – we can offer our **Home Exchange Plan** even if you are looking to downsize – perhaps your family have grown and left home or you would like to release the equity in your current home.

Stage 2

- We will arrange for two local estate agents to carry out valuations on your property on our behalf. Our instruction will be for the agents to provide us with a **realistic selling price**, not an asking price.
- We can usually provide an offer to you within 10-14 days.

Stage 3

- When the valuation reports are received, we will provide a verbal offer, **subject to survey** of course, for your existing home and give you a copy of the valuation reports if required.
- If you agree to our offer, we would progress your Reservation and ask you to complete our standard paperwork including your solicitor details. We would also ask for the remaining balance of our standard reservation fee to be paid at this time. (Please note, reservation fees paid following acceptance of an offer are non-refundable but will be deducted from the purchase price at legal completion)

And that's it, you've got a cash buyer **AND** you've secured your new home

Stage 4

- **Move into your brand new Muir Home in a matter of weeks**

www.muirhomes.co.uk

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Making Life Better