

# Relax. Your home is here.



## The Step by Step Guide to purchasing your new Chevin Home

### Beautifully Designed. Simply Delivered.

Once you have seen one of our developments please contact us and one of our sales advisors will meet you at the development or at our Derby City centre office. We will discuss the development and available home styles with you, together with the range of purchase options we offer including Help to Buy.

Should you require any financial or legal advice, we would be happy to arrange this with one of our trusted partners.

### How to reserve your new home

Once you have decided on your choice of plot, you can reserve usually from as little as £500. We will then remove the plot from the market for 28 days, and during the first 14 days you will need to instruct your solicitor.

We would expect exchange of contracts to occur within 6 weeks from the date of reservation (unless otherwise agreed) and your sales representative will be your point of contact during the sales process up to legal completion and be able to deal with any queries you may have.

### Customise your surroundings

Your home already has a high specification as standard and depending on how early you reserve, you can often select your choice of kitchen units, granite work surfaces, wall tiles and floor coverings from our extensive ranges.

### Securing your home

When you have received your mortgage offer and all legal matters have been addressed, we will exchange contracts on your purchase which commits both parties to the transaction.

At this stage you would provide your solicitor with typically a 5 or 10% deposit which will be held by them until completion. Your reservation fee would be deducted from this amount.

### The safety part

At Chevin Homes we take Health and Safety very seriously. As you may be entering an active construction environment, any visits to our sites must be via a pre-arranged appointment made with your sales representative. The sales representative will meet you outside of the site and escort you during your visit at all times. We will provide you with protective helmets and a high visibility vest for you to wear on your visit. Please ensure that suitable, protective footwear is worn.



## Contact us

Chevin Homes Limited | 44 Friar Gate, Derby | DE1 1DA

Tel: 01332 366873 E-mail: [info@chevinhomes.com](mailto:info@chevinhomes.com)



### DISCLAIMER

All images used are for illustrative purposes only. Individual features such as windows, brick and other materials' colours may vary, as may heating and electrical layouts. The specifications of houses are correct at the date of print but may be subject to change as necessary and without notice. Images are indicative of the quality and style of the specification and may not represent wholly the actual fittings and furnishings at a development\*. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

\*Please ask our sales adviser for details of the treatments specified for individual plots. All images and dimensions are not intended to form part of any contract or warranty. Furniture and landscaping is shown for illustrative purposes only.

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## Between exchange and completion

In the time between exchange and completion we will of course keep you advised of progress and anticipated completion dates.

When your home is ready we will serve notice of completion via your solicitors and completion will usually occur 2 weeks thereafter (or 3 weeks if involving Help to Buy).



## What happens at hand over and completion

Your sales advisor will meet you at the property at a time convenient to you before your completion day to carry out a demonstration to ensure you are familiar with your new surroundings.

On the big day, once the legal transaction is complete we will meet you to hand over keys for your new home.



## Your home warranty

This is subject to plot and you will be advised of any structural warranties in writing upon reservation. Your new home is built in accordance with current Building Regulations and in accordance with Premier Guarantee technical requirements and in turn, will come complete with a Building Regulations completion certificate and 10 year structural warranty provided by Premier Guarantee (where applicable)



Where applicable, a structural warranty covers a wide range of faults relating to the structure of your property, but please note that the policy does not cover you for general "wear and tear". A copy of the policy and further details of the extent of the cover is included in your handover pack, and further information can be found at: <http://www.premierguarantee.co.uk/media/1185/pg-homeowners-handbook.pdf>



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We expect your new home to be free from problems, however as it's a manmade product, there may be minor issues related to drying out i.e. shrinkage cracking etc. We are happy to carry out a visit to address these issues, usually after 6 – 9 months and the Home Owners Handbook provides further guidelines covering after-sales care of your new home.



Our customer care team will be available to you for the two years after completion, and they can be contacted at our office via telephone or email. Should you have any issues that need to be addressed they will log any issues and progress for you in a timely manner, while an out of office hours emergency number is also provided in your hand over pack.

Within the maintenance period, kitchen appliances and boilers are covered under the manufacturers warranties, however please do ensure that all commissioning and servicing has been carried out in accordance with the manufactures recommendations.

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