

# Part Exchange - your questions answered

## How Part Exchange makes a difference

We could buy your home at fair market value, leaving you free to buy one of ours.

At Penrhyn Homes we offer a hassle free part exchange service that enables you to enjoy a quick and simple move with none of the stresses and extra expense involved in trying to sell your existing homes. Our popular scheme offers the following great benefits, so moving house has never been easier.

## The Key Benefits :

- A guaranteed buyer for your existing homes
- No estate agent fees to pay
- No chains or last minute hitches
- No need to worry about HIP's, we will take care of it for you

## How It Works :

1. Part exchange deals are only available on selected plots and developments. Part exchange will only be available on selected plots and where the home being traded in is no more than 70% of the selling price of the plot being purchased.
2. Valuations for part exchange will be based upon the price which an independent valuer who believes your home would likely to achieve in the current market as opposed to an advertised sale price.
3. We will appoint two independent valuers to value your home at no cost to you. Any part exchange value offered by us will be based on an average of these two valuations.
4. If you have already incurred costs (e.g. HIP, estate agents or legal fees) at the time of negotiating a part exchange, Penrhyn Homes will not reimburse these costs.
5. Both parties would agree that the fixtures and fittings would be left in the property on the completion of the new home stated in the contract.
6. If you are happy with our offer, you can reserve the home of your choice, safe in the knowledge that both your sale and purchase are secure.
7. After contracts have been signed by both parties, Penrhyn Homes reserve the right to view your home with prospective customers at convenient times.
8. You can stay in your old home until your beautiful new home is ready.

One Call **01492 531267**

One Click **[www.penrhynhomes.com](http://www.penrhynhomes.com)**

.....to find your dream home

Part exchange available on selected plots only, subject to terms and conditions.  
Please contact us for more details.

