

Two Year Price Guarantee

Terms & Conditions

Buy one of our shared ownership homes by taking advantage of the two year price guarantee offer and you can protect yourself against a fall in the housing market, of up to 10%, if you need to sell your home within the first 2 years of ownership.

This offer is available on selected plots only, subject to availability.

1. This offer is only available on selected plots up to a maximum purchase value of £300,000.
2. INplace will reimburse a drop in value, of up to 10%, of the original net purchase price at the date of the original legal completion if you complete on the future sale within 2 years from the date of legal completion.
3. Valuations of any future sale price for the purposes of this offer will be based on a valuation by an independent valuer appointed by INplace, paid for by you. All decisions by the independent valuer on the future value of your property are final.
4. In the event that a property has suffered anything more than the reasonable amount of wear and tear associated with living in a new build house for up to 2 years, or the property has been deliberately devalued in any way, INplace reserve the right to withhold that amount of any shortfall attributed to this dilapidation as may be determined by an independent valuer.
5. If you buy a home with your own deposit and mortgage any shortfall in the value of the property, up to 10%, at the time of sale will be credited to the person or persons named on the deeds to the property, within 28 days of completion.
6. You must notify INplace in writing of any intention to sell to take advantage of this offer in any future sale.
7. This offer lapses following the first sale or transfer of the property following legal completion of your INplace purchase and is non-transferable to future purchasers of the property.
8. INplace are only liable for any shortfall, up to 10%, where the shortfall arises from a genuine transaction at an arms length and not to transfers between friends or family members. Vendors may be asked to sign a confirmation at the time of sale stating that the sale is a bona fide transaction at an arms length and that there has been no transaction at an undervalue.
9. A seller should obtain the best price available for their property on the open market. Failure to do so may result in a refusal to pay all or part of the shortfall claimed by the seller at the time of sale.
10. This offer becomes null and void in the event of personal insolvency or repossession of the property by the Mortgage Holder.
11. INplace reserve the right to terminate this offer for anyone found to be in breach of these terms and conditions and to refuse to pay or take proceedings to reclaim any amount already paid out by way of a shortfall in the event of dishonesty on the part of the purchaser.
12. In the event of a dispute over the valuation, the value of any drop will be calculated on the basis of the valuation of the independent RICS valuer appointed by INplace.
13. INplace will only provide payment for any shortfall, up to 10%, upon compliance with these terms and conditions and receipt of a formal letter from your solicitor confirming legal completion has taken place.

These terms and conditions do not affect your statutory rights.

contact us now:

call 0845 606 1221 or email resales@inplace.co.uk

 **newhomes**
www.inplace.co.uk