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STANDARD TERMS AND CONDITIONS OF RESERVATION **SUBJECT TO CONTRACT**

In accordance with the Consumers Code for Home Builders (“CCHB”) (Jan 2010)

1 GENERAL

1.1 The company agrees not to sell the property to another Buyer during the Reservation Period which begins on the Reservation date and ends on the Reservation Expiry Date shown.

The Reservation is subject to these terms and conditions.

The Buyer agrees to use all endeavours to proceed to an exchange of contracts to purchase the property on or before the Reservation Expiry Date.

1.2 The price and marketing incentives shall only remain during the Reservation Period and maybe varied by the company if contracts have not been exchanged by the Reservation Expiry Date.

1.3 The Company may need to make reasonable variations to time periods in these terms and conditions in relation to any particular property or development and will notify the Buyer of any such variations.

The terms of the Reservation relate only to a specific plot and are not transferable to the other plots.

2 RESERVATION FEE

2.1 If the Buyer cancels the Reservation or withdraws from the proposed purchase before the legal documents are issued to the Buyers Conveyancer then the Reservation Fee will be refunded less a reasonable administration fee which will be retained by the Company towards its administrative expenses.

2.2 The Company has the right to cancel the Reservation prior to the Reservation Expiry Date if within 14 days of the Reservation Date of the Company's Conveyancer has not received written confirmation from the Buyer's Conveyancer that they are (i) instructed to act for the Buyer in connection with the purchase of the property and (ii) where mortgage funding is required, a mortgage application has been submitted to a lending institute. If the purchase of the Property is subject to a Part Exchange the Company reserves the right to cancel the Reservation at any time if there is any defect in the title or the Company received an adverse survey in respect of the Part Exchange Property within the Reservation Expiry Date. In the event that the company exercises any of these rights, then the Reservation Fee will be refunded as specified in conditions 2.1 and 2.2 as appropriate. If the Buyer exchanges Contracts for the purchase of the property the whole of the Reservation Fee will be credited towards the purchase of the property.

3 CASH/MORTGAGE FUNDED PURCHASES

3.1 Notwithstanding the provisions of condition 1.3 if the Buyer does not for any reason, exchange contracts for the purchase of the property on or before the Reservation Expiry Date, the reservation shall automatically expire at 5pm on that date, in which case the Company shall refund the Reservation Fee less the administration fee of £500.00.

3.2 The Buyer must pay a minimum of 10% upon exchange of contracts.

4 OPTIONAL EXTRAS PAYMENT

4.1 The availability of Optional Extras is at the discretion of the Company and is subject to both the construction stage of the property and specific Terms and Conditions apply.

4.2 If as a consequence stage of the property the company is unable to process all or part of an order for Optional Extras for which payment has already been made by the Buyer, only payment for those items which cannot be included in the property will be refunded in full to the Buyer.

4.3 If for any reason, not being the fault of the Company, the sale and purchase of the property does not proceed, the Company reserves to itself, in its absolute discretion, the right to retain all or any part of any amount paid in respect of the Optional Extras.

5 TAXATION

5.1 Value Added Tax, where applicable, is included at the current appropriate rate. Stamp Duty Land Tax is payable on all property transactions. Buyers should take legal advice from their conveyancer.

6 DATA PROTECTION ACT

6.1 We will aim to keep your personal information up to date, but will rely on you telling us promptly if your name, address, telephone number or any other details change. We will not pass your information to anyone outside our group.