**SOUTH LONDON**

**ELEPHANT PARK : UP TO £7,500 TOWARDS BUYING COSTS**

**TERMS AND CONDITIONS**

1. The total value of the incentive is capped as a one off sum which will be made available by way of deduction from monies due at completion of the purchase, this varies on each development as detailed below:

|  |  |  |
| --- | --- | --- |
| **Development:** | **Incentive available:** | **Exchange deadline:** |
| **Elephant Park** | £7,500 towards buying costs on plots H4.F.04.06, H5.C.01.02, H5.C.02.03, H5.C.02.04, H5.C.03.01, H5.C.03.02, H5.C.03.03, H5.C.03.04, H5.C.04.01, H5.C.04.02, H5.C.04.03, H5.C.05.01, H5.C.05.02, H5.C.06.02 | Exchange must take place within 21 days with completion within 5 days |

1. Due to lender restrictions the value of the incentive must not exceed 5% of the share value being purchased
2. L&Q will not be responsible for direct payments to any lenders or third parties and all other monthly commitment charges will remain as advised. It is the responsibility of the purchasers to pay all monthly commitment charges, including payment of service charges, ground rents and mortgage payments.
3. Intention to take advantage of this offer must be disclosed at the time of reserving the property before any other discount is applied and recorded on the Reservation Form.
4. This offer is subject to status and availability and individual approval.
5. This offer is available on all reservations taken on or before 31st July 2021 inclusive
6. Offer cannot be used in conjunction with any other offer, discount or incentive.
7. Exchange of contracts must take place within 21-28 days of the legal pack being issued, with completion on notice subject to handover or within 5 working days of exchange if the property is ready for occupation. Please see above table which indicates the deadline for each development.
8. Purchasers are not restricted from instructing solicitors or mortgage brokers of their own choice, however the legal fee contribution incentive is only applicable to those purchasers who instruct a solicitor or mortgage broker from L&Q’s panel and meet the above criteria.
9. L&Q reserve the right to remove this offer at any time.