

## London Development November 2021

### TERMS AND CONDITIONS

<b>Developments:</b>	<b>Incentive available:</b>	<b>Exchange deadline:</b>
<b>L&amp;Q at Greenwich Square</b>	Service charge paid for one year and £1500 towards buying costs, available plots B602, C203, C304 C403, C503, F101 and G103. £1500 towards buying costs payable on plot F103	Exchange must take place within 21 days with completion within 5 days
<b>L&amp;Q at Deptford Landings</b>	Service charge paid for one year and £1500 towards buying costs, available on all available 2, 3 and 4 bedroom homes	Exchange must take place within 21 days with completion within 5 days
<b>L&amp;Q at Kidbrooke Village</b>	Service charge paid for one year and £1500 towards buying costs, available on all available 1, 2 and 3 bedroom homes	Exchange must take place within 21 days with completion within 5 days
<b>L&amp;Q at Queens Quarter</b>	Service charge paid for one year and £1500 towards buying costs, available on all available 1,2 and 3 bedroom homes	Exchange must take place within 28 days with completion on notice
<b>L&amp;Q at The Chain</b>	Service charge paid for one year and £1500 towards buying costs, available on selected plots	Exchange must take place within 21 days with completion within 5 days
<b>L&amp;Q at Blackhorse View</b>	Service charge paid for one year and £1500 towards buying costs, available on selected plots	Exchange must take place within 21 days with completion within 5 days
<b>L&amp;Q at Barking Riverside</b>	Service charge paid for one year and £1500 towards buying costs, available on selected plots	Exchange must take place within 28 days with completion on notice
<b>L&amp;Q at Silk District</b>	Service charge paid for one year and £1500 towards buying costs, available on selected plots	Exchange must take place within 28 days with completion on notice
<b>L&amp;Q at Brunel Street Works</b>	Service charge paid for one year and £1500 towards buying costs, available on all homes	Exchange must take place within 21 days with completion within 5 days
<b>L&amp;Q at Beam Park</b>	Service charge paid for one year and £1500 towards buying costs, available on all homes	Exchange must take place within 28 days with completion on notice
<b>Lock no19 SO</b>	Service charge paid for one year and £1500 towards buying costs, available on selected plots	Exchange must take place within 21 days with completion within 5 days
<b>L&amp;Q at Chobham Manor</b>	Service charge paid for one year and £1500 towards buying costs, available on selected plots	Exchange must take place within 21 days with completion within 5 days
<b>L&amp;Q at Regency Heights</b>	Service charge paid for one year and £1500 towards buying costs, available on all homes	Exchange must take place within 21 days with completion within 5 days
<b>Ridgeway Views</b>	Service charge paid for one year and £1500 towards buying costs, available on selected plots	Exchange must take place within 21 days with completion within 5 days
<b>Millbrook Park</b>	Service charge paid for one year and £1500 towards buying costs, available on selected plots	Exchange must take place within 21 days with completion within 5 days



<b>Acton Gardens</b>	Service charge paid for one year and £1500 towards buying costs, available on selected plots	Exchange must take place within 21 days with completion within 5 days
<b>Churchfield Quarter</b>	Service charge paid for one year and £1500 towards buying costs, available on selected plots	Exchange must take place within 21 days with completion within 5 days
<b>Hayes Village</b>	Service charge paid for one year and £1500 towards buying costs, available on selected plots	Exchange must take place within 28 days with completion on 10 days' notice
<b>Western Circus</b>	Service charge paid for one year and £1500 towards buying costs, available on selected plots	Exchange must take place within 28 days with completion on 10 days' notice

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 will be equivalent to 12 x the monthly service charge applicable at the time of reservation and an additional £1500 towards buying costs. The purchaser will be responsible for assigning these monies accordingly as the service charge will remain payable monthly by direct debit.
2. Due to lender restrictions the total value of all incentives offered must not exceed 5% of the share value being purchased
3. 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.
4. 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.
5. This offer is subject to status and availability and individual approval.
6. This offer is available on all reservations taken on or before 30th November inclusive.
7. Offer cannot be used in conjunction with any other offer, discount, or incentive.
8. Exchange of contracts must take place within either 21 or 28 days of the legal pack being issued (Depending on the development, please see table above). If the property is ready for occupation completion must take place within 5 working days of exchange, otherwise completion will be on notice until the home is ready for occupation.
9. Purchasers are not restricted from instructing solicitors or mortgage brokers of their own choice; however the incentive is only applicable to those purchasers who instruct a solicitor or mortgage broker from L&Q's panel and meet the above criteria.
10. L&Q reserve the right to remove this offer at any time.



## Black Friday campaign November 2021

### TERMS AND CONDITIONS

Black Friday offers are in addition to existing incentives available and the below terms and conditions are to be observed in conjunction with terms and conditions for those incentives. Intention to take advantage of this offer must be disclosed at the time of reserving the property and recorded on the Reservation Form.

#### £99 reservation fee

1. The reservation fee is reduced from £500 to £99 for reservations taken from 12th to 30th November 2021 inclusive
2. The £99 reservation fee will be returned to you at completion of the purchase by way of deduction from monies due at completion of your purchase
3. The reservation fee is taken subject to an affordability assessment with an independent financial advisor which must take place within 5 working days of the reservation fee being taken
4. We incur legal and administration costs in connection with each reservation and subsequent sale. In accordance with condition 3 of our reservation agreement we are entitled to retain reasonable expenses incurred should you decide to not go ahead with your purchase. These differ from the figures noted within the reservation form as follows:

Within 2 days of paying reservation fee if legal pack has not been sent	£99	Full cost refundable within 48 hours from paying it. Only applicable if legal pack has not been sent
Between 3 – 10 days of paying reservation fee or once the legal pack has been sent if sooner	£75	Legal papers will be sent within this timeframe, usually within 48 hours from the reservation being confirmed
Between 11 – 21 days of paying reservation fee	£50	Enquiries should have been raised within this timeframe and your solicitor should be getting ready to exchange contracts.
22 days and over	£0	If you withdraw at this stage, the full reservation fee will be retained.

#### £500 John Lewis E-Voucher

1. Due to lender restrictions the total value of all incentives offered must not exceed 5% of the share value being purchased
2. The voucher will be supplied within 60 days of completion of the purchase
3. An E-Voucher will be issued- the email address of the 1st purchaser will be used unless requested otherwise
4. By accepting this incentive, you consent to L&Q providing your details to our chosen agent who will administer the vouchers on our behalf. This is in addition to point 12 of the terms and conditions of the reservation agreement in relation to use of your data
5. The voucher will be subject to any exchange and completion deadlines noted within the reservation agreement being met

L&Q reserve the right to remove this offer at any time. Terms and conditions for any other incentives remain in place and should be observed in conjunction with those above.