

January 2022 – L&Q Incentives

TERMS AND CONDITIONS

5% Deposit contribution on selected plots

Development:	Incentive available:	Exchange deadline:
L&Q at Deptford Landings	5% deposit contribution on all released 2, 3 and 4 bedroom homes as shown on the pricelist	Exchange must take place within 21 days with completion within 5 days
L&Q at Kidbrooke Village	5% deposit contribution on all released 1, 2 and 3 bedroom homes as shown on the pricelist	Exchange must take place within 21 days with completion within 5 days
L&Q at Queens Quarter	5% deposit contribution on all released 1, 2 and 3 bedroom homes as shown on the pricelist	Exchange must take place within 28 days with completion within 5 days
L&Q at Brunel Street Works	5% deposit contribution on all released 1, 2 and 3 bedroom homes as shown on the pricelist	Exchange must take place within 21 days with completion within 5 days
L&Q at Regency Heights	5% deposit contribution on all released 1 and 2 bedroom homes as shown on the pricelist	Exchange must take place within 21 days with completion within 5 days
L&Q at Ridgeway Views	5% deposit contribution on all released 1, 2 and 3 bedroom homes as shown on the pricelist	Exchange must take place within 21 days with completion within 5 days
L&Q at Hayes Village	5% deposit contribution on all released 1, 2 and 3 bedroom homes as shown on the pricelist	Exchange must take place within 28 days with completion on 10 days' notice

Service charge paid for a year and £1500 towards buying costs

Development:	Incentive available:	Exchange deadline:
L&Q at The Chain	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
L&Q at Blackhorse View	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
L&Q at Barking Riverside	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
L&Q at Silk District	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
L&Q at Beam Park	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
Lock no19 SO	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
L&Q at Chobham Manor	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



L&Q at Millbrook Park	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
L&Q at Acton Gardens	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
Churchfield Quarter	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
L&Q at Western Circus	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. **5% contribution:** 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 5% of a 25% share of the chosen property.

Service charge paid for one year and £1500 towards buying costs: 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 the total of 12 x the monthly service charge plus £1500.

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 between 21st December and 31st January 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 and 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.

