

May incentive 2023

<u>Developments:</u>	<u>Incentive available on selected homes up to:</u>	<u>Plots available on:</u>
<p>L&Q at Queen's Quarter (Croydon)</p> <p>St Augustin Court (Mitcham)</p> <p>New Union Wharf Shared Ownership (Isle of Dogs)</p>	<p>£3,000 on selected one bedroom homes towards buying costs*</p> <p>£4,000 on selected two bedroom homes towards buying costs*</p> <p>£5,000 on selected three bedroom homes towards buying costs*</p> <p>*Subject to availability</p>	<p>Queens Quarter: Flats 17, 57 and 33 Bloom House</p> <p>St Augustin Court: Flats 5 and 12 St Augustin Court</p> <p>New Union Wharf: Plot 186 – 205 Rambler House and Plot 187 – 204 Rambler House</p>
<p>L&Q at Kidbrooke Village (Kidbrooke)</p> <p>L&Q at New Market Place (East Ham)</p> <p>L&Q at Brunel Street Works (Canning Town)</p>	<p>£2,000 on selected one bedroom homes towards buying costs*</p> <p>£3,000 on selected two bedroom homes towards buying costs*</p> <p>£4,000 on selected three bedroom homes towards buying costs*</p> <p>*Subject to availability</p>	<p>Kidbrooke Village: 701 Rocket House, 501 Gardener House and 201 Bombardier House</p> <p>New Market Place – Plot 191, 1 Bed (No 2s or 3s available)</p> <p>Brunel Street Works: Plot C.0010</p>
<p>L&Q at Beam Park (Rainham)</p>	<p>£3,000 on selected one bedroom homes towards buying costs*</p> <p>£4,000 on selected two bedroom homes towards buying costs*</p> <p>*Selected plots, subject to availability</p>	<p>Beam Park L.0308 L.0310 L.0314</p>
<p>L&Q at Regency Heights (Park Royal)</p>	<p>£2,000 on selected one bedroom homes towards buying costs*</p> <p>£3,000 on selected two bedroom homes towards buying costs*</p> <p>* Selected plots, subject to availability</p>	<p>B5.581, 1 Bed B2.416, 2 Bed</p>
<p>L&Q at Western Circus (East Acton)</p>	<p>£2,000 on selected one bedroom homes towards buying costs*</p> <p>£3,000 on selected two bedroom homes towards buying costs*</p> <p>*Selected plots, subject to availability</p>	<p>Plot 81, 1 Bed</p> <p>Plot 68, 2 bed</p>



Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage.

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L&Q at Ridgeway Views	£1,500 towards legal fees on selected homes* *Selected plots, subject to availability	Plot 403, 1 Bed Plot 399, 2 Bed
The Chain (Walthamstow) L&Q at Blackhorse View (Walthamstow)	£4,000 on selected two bedroom homes towards buying costs* * Selected plots	The Chain C01.02 C03.01 C06.03 Blackhorse View 134 240 246 254 256 263
L&Q at Clarendon (Haringey)	£1,500 on selected one bedroom homes towards buying costs* £2,500 on selected two bedroom homes towards buying costs* £3,500 on selected three bedroom homes towards buying costs* *Selected plots, subject to availability	A3.00.09, A3.00.08 & B2.00.06
L&Q at The Silk District (Whitechapel)	£5,000 on selected one bedroom homes towards buying costs	
L&Q at High Street Quarter (Hounslow)	£1,500 towards legal fees on selected homes* *Selected plots, subject to availability	Plot 135, Plot 340
L&Q at Acton Gardens (Acton)	£1,500 towards buying costs on selected one bedroom homes* £2,000 towards buying costs on selected two bedroom homes* *Selected plots, subject to availability	Plot 001, 1 Bed Plot 006, 2 Bed
L&Q at Huntley Wharf (Reading)	£1,500 towards legal fees on selected one-bedroom homes in block E2. *Selected plots, subject to availability	Plots 113, 120, 294



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L&Q at Hayes Village (Hayes)	£1,000 towards legal fees on selected 2 bedroom homes* *Subject to availability	Plot E1.709, E1.728, E1.761, E1.800
L&Q at Elephant Park	£4,000 towards buying costs on selected homes	Plots 1.01 and 2.05
L&Q at Marleigh (Wing)	£2,000 towards legal fees on select 3 bedroom homes *Selected plots, subject to availability	Plots 186 & 194
Addiscombe Oaks (Shared Ownership)	£3,000 towards buying costs on selected homes	C1-02, C1-03, C1-08
The Quarry (Market sale – Erith) New Union Wharf (Market sale- Isle of Dogs) Addiscombe Oaks (Market sale – Croydon)	£6,000 on all available homes	

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. The purchaser will be responsible for assigning these monies accordingly.
2. Due to lender restrictions the total value of all incentives offered must not exceed 5% of the minimum share value being purchased where the sale is a Shared Ownership, this is based on the minimum share available on the selected plot
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 1st to 31st May inclusive.
7. Offer cannot be used in conjunction with any other offer, discount, or incentive.
8. Exchange of contracts must take place within 28 days of the legal pack being issued. If the property is ready for occupation completion must take place within 10 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.

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The logo consists of the letters 'L&Q' in a bold, black, sans-serif font, centered within a solid yellow rectangular background.