

Let's make it
easy

... *better, because*
we care

...about quality

All our homes come with a ten year insurance-backed guarantee through the NHBC (National Housebuilders Council) and are built to Local Authority Building Control (LABC) standards.

...about customers

We're here to help at every stage of your move – and beyond.

...about your energy bills

Our homes are more energy-efficient than most, saving you up to £600 per year on fuel bills.*

...about the environment

We build using sustainable timber frames, we minimise waste and the use of materials during construction and we protect wildlife around our sites.

...about the community

Larkfleet Homes is a local business. We employ local people, place contracts with local suppliers and support local schools and charities.



Buying the home you want in a way to suit you



More reasons why people love...

LarkfleetHomes

Follow us on:



Larkfleet Homes, Larkfleet House
Falcon Way, Bourne
Lincolnshire PE10 0FF
Telephone: 01778 391555
Fax: 01778 391539
Email: enquiries@larkfleethomes.co.uk
www.larkfleethomes.co.uk

LH home purchase options brochure 09/2015

LarkfleetHomes

...*better, because we care*

Helping you to buy the home you want in a way to suit you...



Part Exchange

Providing your current home falls within our scheme criteria, we will consider your property for part exchange against the home you are interested in.

We will arrange for a minimum of two independent valuations of your current home and - subject to satisfactory valuations - make you an offer.

The benefits

- No chain.
- No estate agents fees.
- No worrying about selling.
- No worrying about losing your buyer.
- Use your current property to get the home you want.

Assisted Sale

Assisted Sale is very similar to part-exchange in all respects apart from the fact that we do not buy your house.

With Assisted Sale, if you see one of our properties you wish to purchase but have yet to sell your own we will assist you to sell your house - while reserving the home you wish to purchase for an agreed period.

The benefits

- Your desired home is removed from all advertising and held exclusively for you for an agreed period.
- We will assist you to sell your current property.
- We will pay your estate agents fees on completion of the sale of your existing property.

Help to Buy

The Help to Buy scheme allows homebuyers to own 100 per cent of a new Larkfleet home with just a 75 per mortgage and 5 per cent deposit.

The remaining 20 per cent of the purchase price is paid for through an equity loan from the government (subject to approval).

The equity loan is interest-free for five years and can be repaid at any time or on the sale of the home.

The benefits

- 75% mortgage.
- 5% deposit required.
- 20% equity loan from the government - interest-free for the first 5 years.
- Equity loan can be repaid at any time or on the sale of the home.



Personalised Home

If you use the services offered by our recommended financial advisors and one of our preferred solicitors to complete your purchase, we will help towards the costs of personalising your new home.

We will give you a cheque to the value of £500 to use in making your new home yours.

The benefits

- £500 to put towards the cost of personalising your new home.
- Our recommended financial advisors and solicitors are familiar with our properties - enabling them to provide a fast and efficient service.
- Competitive rates and a successful track record in helping our clients.

Forces Help to Buy

This government backed scheme is to help regular armed forces personnel to get on the property ladder.

If you are a member of the armed forces who has completed the pre-requisite length of service, have more than 6 months left to serve at the time of your application and meet the right medical categories, you could benefit from this scheme.

The benefits

- Interest free loan repayable over 10 years.
- Borrow up to 50% of your annual salary, to a maximum of £25,000.
- Loan can be used towards a deposit and other costs such as solicitor's and estate agent's fees.
- If you leave the military before you've repaid the loan, your terminal benefits can be used to help clear any outstanding loan.

Secure Home Purchase

With our Secure Home Purchase option there is no need to worry about finding a buyer for your existing home.

Providing your current home falls within our scheme criteria, Larkfleet will arrange for your home to be purchased immediately. In return for a small commission, your property sale is managed so that you can enjoy your brand new home as soon as possible.

The benefits

- No chain.
- No worrying about selling.
- No worrying about losing your buyer.
- Use the equity in your current property to secure the home you want.



The easy way to find out more...

More reasons why people love...

LarkfleetHomes

For more information on any of Larkfleet's home purchasing options above visit our website, speak to your sales advisor or call us on **01778 391555**.

www.larkfleethomes.co.uk

Information presented here was believed to be accurate at the time of publication but Larkfleet is not responsible for errors, omissions or changes since publication. This information is not part of any contract or warranty and you should not rely upon this information in making decisions. Full terms and conditions of products, schemes and offers outlined here are available upon request and you should study these, and obtain independent financial advice, before entering into any contract or commitment. Your home may be repossessed if you do not keep up repayments on your mortgage.