

HOMEBUYERS GUIDE



DESIGNED FOR LIVING, MADE FOR LIFE




As a local builder with over 25 years experience, Godliman-Watson Homes is committed to you, the buyer.

We pride ourselves on building you a home you can truly be proud to live in. But most of all, we like to take the often daunting process of house buying and make it stress free for you. That's why we've put together this booklet, in which you will find all the information you need to make the process as simple and straightforward as possible.

By choosing to buy a Godliman-Watson home you have already made the best choice and you can rest assured that no matter which of our developments you have chosen each Godliman-Watson home is Designed for Living, Made for Life!



A photograph of a living room. In the foreground, a dark wood coffee table holds a small green bowl and a small green plate. Behind it is a grey leather sofa with several pillows: a yellow one, a white one with a green and blue floral pattern, and a bright blue one. To the right, a white ottoman is visible. The background features a window with white blinds and a yellow wall with a framed picture. A white text box is overlaid on the right side of the image.

"We strive to build houses to a higher standard than our competitors. Our quality of workmanship will always be of the highest standard and the products used regularly reviewed to help eliminate traditional household maintenance."





We understand that you are bound to want to come onto site to view your new home as we are building it. This is fine and our sales manager will always give you a warm welcome onto site.

Please remember though that safety matters. Before you come onto site please ring ahead to make sure the sales manager is available to accompany you around the development. Depending on the build stage we may ask that you wear protective clothing (hard hats, high visibility jackets etc) to ensure your safety - we will provide these. Remember that a construction site is dangerous and that the general public can not be allowed access without being accompanied by a member of our team.

RESERVING YOUR HOME

Once you have chosen your home from our developments you will need to complete a reservation form and pay a small reservation fee. This fee will reserve your home for a set period of time during which we will take your home off the market and freeze the price, if you are not in a position to complete after this time we may be able to consider a request from your solicitor to extend it's time scale.

When we receive your reservation fee we will supply you with a reservation agreement containing:

- Terms of sale, agreed price and a deadline for completion.
- Details of your home including land and communal areas, location, site layout and boundary details
- Floor plans for your property
- Specifications for your property, and where applicable additional upgrades available
- Energy efficiency details
- Fixtures and fittings to be included
- Details of things that may not be finished on the development when you complete the purchase, for instance road-wearing, landscaping or street lighting.





THE LEGAL PROCESS

You will need to appoint your own solicitor to take care of the legal aspects of your purchase. They will also offer you further advice in the run up to the completion of your purchase. Godliman-Watson Homes' solicitor and yours will liaise to discuss contracts and to arrange within the agreed timescale, exchange of the property. The exchange of contracts is a legal process which binds both us and you in agreement for the sale and purchase of the property. Our homes are sold either freehold or leasehold with a lease period of 999 years where applicable. Your solicitor will advise you what applies to the property you are purchasing. Leasehold means that you pay a yearly ground rent.

You also need to arrange your finances. A mortgage advisor will help you to get a mortgage if you need one. Our sales manager may well be able to refer you to our financial advisors who can recommend a mortgage that is perfect for your needs. Our financial advisors aren't committed to one provider and will therefore be able to give a fair assessment of your needs and find a product ideally suited to you.

THE FINISHING TOUCHES

As soon as you've reserved your new home you're going to begin to think about how you want to make that space yours.

You may have some thoughts about the finishes you would like incorporating and how you want your home to work. Our sales manager will spend time with you guiding you through not only our standard range of options but also listening and incorporating the many ideas and wants you are bound to have. Depending on what stage of build you have reserved your plot at some of our options and choices may not be available to you.







COMPLETION

Once you have reserved your home the exchange of contracts should take place within six weeks. We will also contact you in writing to give you an anticipated date of completion. As work on your new home progresses we will keep you fully informed and should the date of handover change we will let you know.

When your home is finished it will be inspected by a Building Inspector who will then issue a cover note to send to your solicitor. After this your home will go through our internal quality control checks to ensure that all work has been completed to our high standards.

Prior to completion the sales manager will arrange an appointment for you and the site manager to visit your new home. At this time you will be shown how to operate the



appliances, heating and other fittings in your home. Don't worry if you can't remember it all - once you have settled in we will arrange to come out and see you. You will also discuss the handover and occupation procedures at this meeting.

You should now contact your solicitor and arrange for funds to be transferred.

THE BIG DAY

It is the responsibility of your solicitor to handle the financial transactions. This can take some time but as soon as our solicitor receives the funds and notifies us we will contact you and arrange a time to release the keys to you.

We aren't able to release the keys until this has taken place, therefore we recommend you keep your solicitor and mortgage lender aware of your timetable so that unnecessary delays aren't caused.

On completion our sales manager will meet you at your new Godliman-Watson home, when the keys will be transferred and you will be asked to sign a handover form.



GETTING TO KNOW YOUR NEW HOME

When you move in we will give you a folder called "Homebuyers Pack" this folder will contain all the instruction manuals, product warranty cards, information on our 2 year guarantee and the relevant new home warranty insurance documents. Once you have had chance to settle in we will contact you and arrange a courtesy visit to go through any queries you may have.

Remember that areas of the development may be under construction for some time and that whilst the area around your property will be safe you should never enter the construction zone.

If you need to give us a ring at any time, during or after purchase, we have listed some helpful contact numbers in this guide.



CONTACTS

If you have any queries about your new home during or after purchase please contact us at:

Godliman-Watson Homes Ltd
Elizabeth House, 377 - 379 Bury Old Road
Prestwich, Manchester M25 1QA

Tel 0161 773 1895

Email info@godlimanwatsonhomes.com

Individual developments have their own sales offices and contact details for these can be found on our website **www.godlimanwatsonhomes.com**

If you are dissatisfied with any of the service you have received from us please contact the Managing Director at the above address.



OUR PROMISE TO YOU

WE WILL...

... always offer the very best pre-purchase information to help you make suitably informed purchasing decisions

... strive to ensure our sales and marketing material are both clear and truthful

... always be contactable and give assistance with the many choices and options available to you

... ensure the 'Consumer Code for Home Builders' is accessible to you

... make sure you receive regular construction updates and anticipated completion dates for your new home

... provide you with current health and safety advice

... invite you to your new home, prior to handover and demonstrate all the fixtures and fittings

... give you a copy of our Homebuyers Pack folder once you move in packed full of useful guides and information

... make certain your home is thoroughly cleaned and your gardens tended before you move in

... offer to visit after you are settled in to make sure you are completely satisfied

... provide a customer service survey, so you can tell us how we performed

... respond to any queries you may have by our efficient and friendly after sales team

