



YOUR NEW HOME **RESERVATION AGREEMENT**

The next step to your new Redrow home

Redrow Homes Ltd (Temple Wharf, Strood)
 Roman Way
 Rochester, Kent ME2 2NF
Telephone: 01634934844
Email: templewharf@redrow.co.uk



Reserving your new Redrow home

The home we would like to reserve is:

Plot Number & Development Name: Plot 128 Temple Wharf, Strood	
House Type: Grantham End	Postal Address: 70 Knights Templar Way Strood Rochester Kent ME2 2ZD
Garage Type: Double Parking Space	
Actual Purchase Price: (Number & word value) £437,600.00 Four hundred and thirty-seven thousand six hundred pounds	Financial Arrangements: Discount £2,395.00, Help to Buy £87,520.00
Anticipated Legal Completion Date: 18 Mar 2022	Current Build Stage: Build started
Maintenance Charge: £302.93	Tenure: Freehold with Estate Charge
Warranty Provider: NHBC	

Our details are:

Customer A: OLATUBOSUN FAVOUR OLAWOYIN	Customer B: ADEOLA OLUSEYE OLAWOYIN
Address: 95 Further Green Road London SE6 1JG	Address: 95 Further Green Road London SE6 1JG
Telephone Number: 07588859542	Telephone Number:
Mobile Number: 07588859542	Mobile Number: 07588859542
Email: oola.olawoyin@gmail.com	Email: oola.olawoyin@gmail.com

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We have an existing house to sell: No

Mortgage Arrangements: Mortgage Required
Anticipated Mortgage Lender:

Legal contacts:

Our Conveyancer (customer solicitor name and address):	Marcus Beavis Thackray Williams Kings House 32 - 40 Widmore Road Bromley Kent BR1 1RY
Redrow Conveyancer (Redrow solicitor name only): Janice Parker	

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PRE-RESERVATION CHECKLIST - THE HOME

- ☒ We are aware of the standard specification and the external finishes for the home we are reserving.
- ☒ We understand that garages constructed by Redrow follow an industry wide design using a single skin of external material, either brick or stone. Garages are not classed as habitable space and therefore external walls are not constructed the same as the house. Water penetration from rainwater is possible on single skin walls and therefore we understand it is not advisable to store anything that could be damaged by water and/or damp.
- ☒ We understand we will be invited to attend the Property prior to legal completion to familiarise ourselves with our completed home and its features including the heating system, location of stop tap and meters.
- ☒ We understand we will be invited to attend a Hard Hat event but that the invitation is subject to the build progress of the property we are reserving at the time the reservation process is completed.
- ☒ We confirm that we understand that the option to make colour and specification choices and purchase optional extra items for the home via My Redrow is subject to making our selections at the appropriate time within the build progress of our home. We understand that depending on the build stage at the point of us reserving the home, some choices and options may not be available. Subject to any applicable statutory cancellation period which may provide to the contrary, once these items have been ordered they cannot be changed or refunded. We confirm that we understand that non-refundable extras purchased by us will not be refunded even if we cancel the reservation of the home.
- ☒ We understand that the ordering and paying for optional extras and choosing standard finishes and items is made on My Redrow.
- ☒ We confirm that we have been supplied with details of the insurance backed home warranty which will be provided with the Property.
- ☒ We confirm we are aware of the postal address of the Property.
- ☒ We confirm we are aware of the arrangements for waste storage and collection.
- ☒ We understand that any alterations and fitting of additional items including fitting of own flooring must be carried out post completion. We are also aware that Redrow are not responsible for trimming of doors.
- ☒ We understand that it is our responsibility to contact our chosen phone provider to connect the phone line and have any SKY/TV aerial fitted/connected and not that of Redrow. Redrow are not able to guarantee the time-scales that telecommunications providers work to with the connection of any phone line or broadband connection and there are often delays that are out of Redrow's control. We are therefore aware we should make enquiries and orders as soon as possible after exchange of Contracts and that Redrow cannot be responsible for any costs incurred and it is done at our own discretion.

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PRE-RESERVATION CHECKLIST - THE HOME

- ☒ We understand that if the handing of the property we are reserving is opposite to the standard floor plan, that this is highlighted on the Development Layout.
- ☒ We have seen and agree the Conveyance Plan which shows the boundaries of the Property and which identifies any shared accesses or rights of way and the location of any parking space where not included in the boundaries of the Property. We understand that if any part of the Conveyance Plan is shaded yellow then such area of land is intended to form the site of an access drive and/or footpath jointly serving the Property and any other properties within the development. The area of land shown shaded yellow is not intended to become public highway and as such we along with other plot owners who have the right to use the area shaded yellow will be obliged to pay a fair proportion of the cost of maintaining the same.
- ☒ We understand the property does not have a vent for a tumble dryer and therefore condensing dryers are recommended.

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PRE-RESERVATION CHECKLIST - THE GARDEN

- ☒ We are aware of the proposed boundary treatments for the boundaries of the Property as shown on the Technical Plan.
- ☒ We understand that turf is not always included but if it is, it may only be laid when weather conditions permit and as such it may not be laid at the time of legal completion.
- ☒ I/We understand that the access is available to the rear garden via a pathway between plot 129 and 130.

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PRE-RESERVATION CHECKLIST - THE DEVELOPMENT

- ☒ We understand that we are not permitted to enter the construction area at any time due to Health & Safety Regulations.
- ☒ We understand that amendments may be made to house styles and/or site layout in the remainder of the development as the build programme progresses, i.e. future phases.
- ☒ We understand the footpaths and road surfaces may not be completed until the end of the phase or development has completed. Works will not take place immediately, but will be scheduled in once the site has completed in build.
- ☒ We have seen and agree with the positioning of street lighting as shown on the Development Layout. We are aware that such positioning of the street lighting can be subject to change.
- ☒ We have seen and agree with the Technical Plan showing the drainage layout for the Property.
- ☒ We have seen and agree with the location of affordable/social housing (if any) on the development. We are aware that the location of the affordable/social housing can be subject to change.
- ☒ We have seen and agree with the position of any sub-stations/gas governors on the development which are shown on the Development Layout. We are aware that these can be subject to change.
- ☒ We are aware of the position of the Property in relation to estate roads, through roads, cul-de-sacs and/or footpaths as shown on the Development Layout. We are aware that the location of such estate roads, through roads, cul-de-sacs and/or footpaths can be subject to change.
- ☒ We are aware of the position of the public open space and play areas (if any) as shown on the Development Layout. We are aware that the position of the public open space and play areas can be subject to change.
- ☒ We confirm that we are aware of the intended finish of the roads on the development including those on any shared access as shown on the Development Layout.
- ☒ We confirm that we are aware that Redrow may develop other land outside of the current development at some point in the future but there is no guarantee that such development will come forward.
- ☒ We confirm that we are aware that there is a water course within or adjacent to the development.
- ☒ We confirm that we are aware that the Property is located in a former flood zone and Redrow will comply with any restrictions planning conditions or other requirements of any relevant competent authority relating to flooding.

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PRE-RESERVATION CHECKLIST - THE DEVELOPMENT

- ☒ We confirm that we are aware that if a foul water pumping station is required to serve the development, then until such time as that is commissioned, which may be after legal completion takes place, plots on the development will be serviced using temporary drainage arrangements.
- ☒ We confirm that we are aware that there are existing public footpaths at the development which will be retained as part of the development or diverted where required to sit with the proposed scheme of development.
- ☒ I/We have been made aware that there is a network railway line on the northern edge of the development which is outside of Redrow's boundary.
- ☒ I/We have made aware of the commercial unit located in Apartment Block A.
- ☒ I/We understand that there is a pumping station to the east of the home
- ☒ I/We understand that there is a sub-station to the east of the home

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PRE-RESERVATION CHECKLIST - THE SURROUNDING AREA

- ☒ We understand it is our responsibility to make our own enquiries with regards to the adjacent or surrounding land to the development which Redrow do not own via the local authority or our legal representative.
- ☒ I/We have been made aware that there is no direct river access and that the mooring of boats is prohibited.

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PRE-RESERVATION CHECKLIST - TERMS AND CONDITIONS

- ☒ We have read, understand and accept the terms of the Reservation Guide.
- ☒ We understand that upon signing the Reservation Agreement and paying a reservation fee of £500.00, which will be credited against the actual purchase price of the Property, a Reservation Period of 42 days will commence.
- ☒ We understand that Redrow will not sell or attempt to sell the Property to another buyer during the reservation period agreed and that we have the right to cancel the reservation at any time during the reservation period. We understand that if we cancel our reservation then Redrow will return any reservation fee less an administration charge of £300.00 (or the whole of the reservation fee if we are using the Help to Buy Scheme) as specified in the Reservation Agreement and the Property may be offered for re-sale.
- ☒ We understand that if contracts are not exchanged within the reservation period the reservation shall automatically terminate and Redrow shall return any reservation fee less an administration charge of £300.00 (or the whole of the reservation fee if we are using the Help to Buy Scheme) as specified in the Reservation Agreement and the Property may be offered for re-sale.
- ☒ We understand we are required to pay a deposit upon an exchange of Contracts of 10% of the purchase price or a 5% deposit if we are using the Help to Buy Scheme.
- ☒ We are aware that the current anticipated legal completion date is 18 Mar 2022 which is the date Redrow reasonably believes the property will be ready for occupation. We understand that this date is a guide only because it is dependant upon weather, materials and trades.
- ☒ We understand that we will be required to pay to Redrow the sum of £150 plus VAT on legal completion towards the costs of Redrow producing the documentation required for the sale of the Property.
- ☒ We have been provided with a copy of the Consumer Code for Homebuilders, Customer Charter, Complaints Procedure and Think Safety information and we understand that Redrow must comply with the requirements of the Code and have regard to good practice guidance.
- ☒ We understand that following exchange of contracts our names, the Property address (and correspondence address if different) will be passed onto the Managing Agent of the Development appointed by Redrow (if any) to enable them to collect any maintenance charge, if applicable any ground rent and any other Development related matters. We also understand that details of the sale of the Property including a copy of the statement showing the amount which we will be required to pay on completion of the purchase of the Property may be passed to third parties where the same are required to satisfy any existing contractual obligations on the part of Redrow.
- ☒ We are aware we must appoint a professional legal adviser to carry out the legal formalities of buying the Property and to represent our interests.

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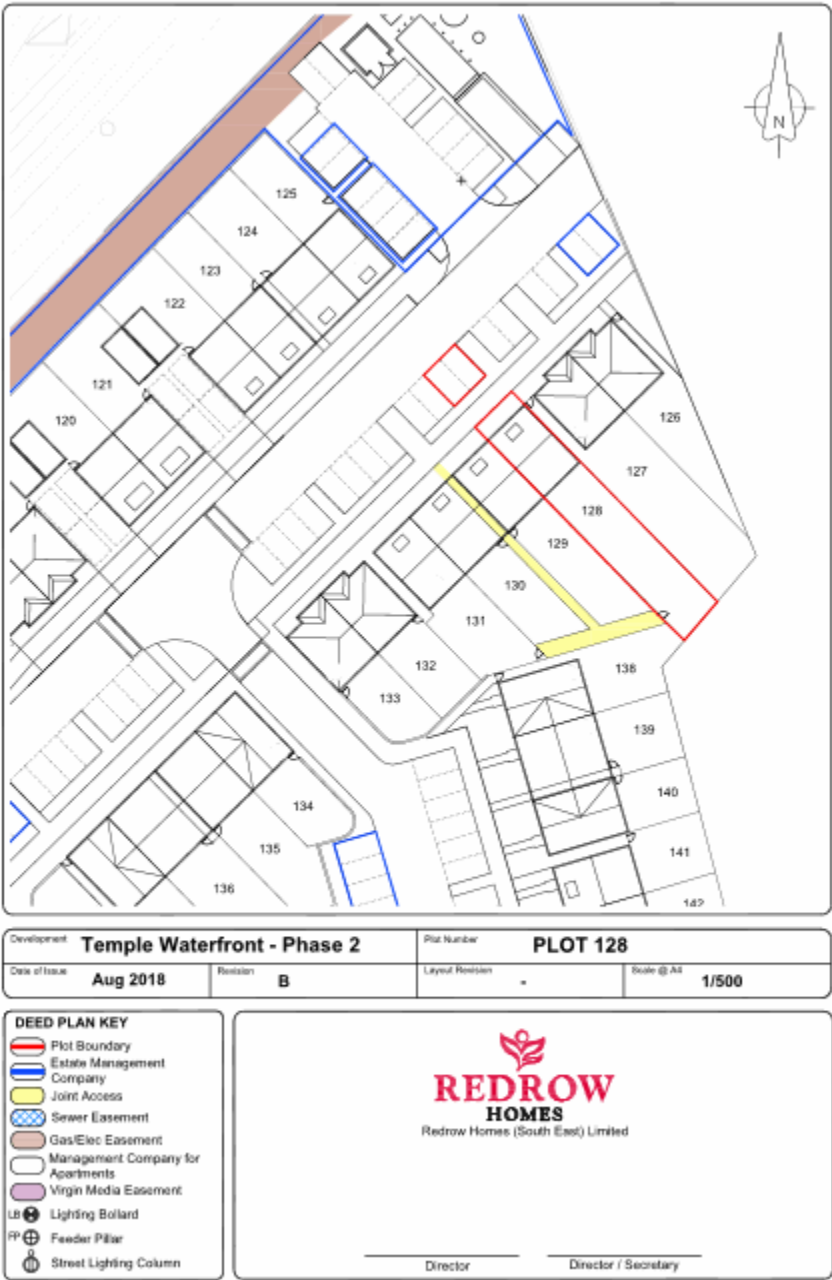
PRE-RESERVATION CHECKLIST - TERMS AND CONDITIONS

- ☒ Where we require a mortgage to purchase the Property we understand that it is our responsibility to obtain a mortgage offer as soon as possible after reserving the Property and in any event prior to expiry of the agreed reservation period and to obtain a new mortgage offer if the original mortgage offer expires before legal completion.
- ☒ We understand that legal completion will usually take place 14 days after the Property is build complete and has been inspected and accepted by the new home warranty provider.
- ☒ We understand that we have a right to terminate the contract for the purchase of the Property under the Consumer Code.
- ☒ We understand the arrangements (if any) for the protection of the deposit which we are required to pay on exchange of contracts as part of the New Home Warranty.
- ☒ We understand that at approximately 8 weeks and again at 9 months following legal completion, we will receive an email regarding a customer satisfaction questionnaire, which will be sent from the NHBC who administer the survey on behalf of The Home Builders Federation (HBF).
- ☒ We understand Redrow's commitment to the Independent Dispute Resolution Scheme which is part of the Consumer Code for Home Builders and how to raise concerns regarding the service provided.
- ☒ Where Redrow have agreed to accept our existing property under the Part Exchange Scheme we understand that the reservation of the Property is subject to Redrow's receipt of a survey which is acceptable to Redrow in its absolute discretion and that we will be required to obtain up-to-date gas electricity and boiler safety inspection certificates at our own cost and that we will be required to provide Redrow with information in relation to the Part Exchange Property.
- ☒ Where Redrow have agreed to accept our existing property under the Part Exchange Scheme we understand that if we are part exchanging our home, Redrow will hold back a retention upon completion of £500.00. These monies will be returned once our existing property has been inspected by an agent and it has been confirmed my existing property has been left in a suitable state.

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PRE-RESERVATION CHECKLIST - PLANS AND DRAWINGS



Conveyance Plan

☒ We have viewed the Conveyance Plan and agree the same.

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PRE-RESERVATION CHECKLIST - PLANS AND DRAWINGS



Development Layout

☒ We have viewed the Development Layout.

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PRE-RESERVATION CHECKLIST - PLANS AND DRAWINGS

Sales Name

Grantham

This drawing is part of the reservation process and should be read in conjunction with all other reservation documents. The information shown is the standard Brick or Timber elevations and plans for an "S&B" (as shown in the reservation pack) version only. For an "ORP" (as marked / indicated) version to that shown in the construction pack description or / and alternative elevation please talk to a Sales representative. This drawing is subject to copyright law.

Floor Area

1210 ft² 112.37 m²

Revision Date

Apr 2019

REDROW

Group Design & Technical Department,
Redrow Group, Strood, Medway House,
Rochester, CH40 3PD, Tel: 01634 934844

A line drawing of the front elevation of a two-story house. It features a central entrance with a small porch, a bay window on the right, and a dormer window on the roof.

FRONT ELEVATION (END B3)

A line drawing of the rear elevation of the house. It shows a large bay window on the ground floor and a smaller window on the upper floor.

REAR ELEVATION (END B3)

A line drawing of the side elevation of the house, showing a gabled roof and a chimney.

SIDE ELEVATION (END B3)

Elevations

☒ We have viewed the Elevation Plan and agree the same.

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PRE-RESERVATION CHECKLIST - PLANS AND DRAWINGS

Sales Name:

Grantham

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Floor Area:
1210 IP **112.37 m²**

House Reference Code:
EF_GRAN_EM.2.0

Release Date:
Mar 2018

Group Design & Technical Department:
Redrow Group Services, Redrow House
Preston, CH5 3PS. Tel: 01284 528544

SECOND FLOOR PLAN

- Smoke Detector
- Heated Towel Rail
- Bath Light
- Pendant Light
- Radiator
- Fixed Outlet - Bathroom
- Isolation Switch
- Shaver Socket
- TV Point
- Socket - Double - Low Level
- Light Switch
- Light Switch
- Thermostat

Floor Plans (1 of 3)

☒ We have viewed the Floor Plan and agree the same.

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PRE-RESERVATION CHECKLIST - PLANS AND DRAWINGS

Sales Name

Grantham

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Floor Area

1210 ft² 112.37 m²

House Reference Code

EF_GRAN_EM.2.0

Release Date

Mar 2018

Group Design & Technical Department
Redrow Group Services, Redrow House
Preston, CH5 3PQ. Tel: 01294 528544

FIRST FLOOR PLAN

Floor Plans (2 of 3)

☒ We have viewed the Floor Plan and agree the same.

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PRE-RESERVATION CHECKLIST - PLANS AND DRAWINGS

Grantham

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Plot Area
1210 ft² **112.37 m²**

House Reference Code
EF_GRAN_EM.2.0

Revised Date
Mar 2018

Group Design & Technical Department
Redrow Group Services, Redrow House
Preston, CH5 3PQ. Tel: 01244 528544

GROUND FLOOR PLAN

- Electrical Devices
- Smoke Detector
- Fridge Freezer
- Oven
- Batten Light
- Pendant Light
- Radiator
- Cooker Connection Unit
- Isolation Switch
- Socket - Unswitched - High Level
- Socket - Unswitched - Low Level
- Double/Single TV Point
- Socket - Double - Low Level
- Socket - Double - High Level
- Telephone Point
- Socket - Double - High Level with USB
- Programmer & Hot Water Timer
- Bank of Switches
- Light Switch
- Light Switch
- Thermostats

Floor Plans (3 of 3)

☒ We have viewed the Floor Plan and agree the same.

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PRE-RESERVATION CHECKLIST - PLANS AND DRAWINGS



Temple Wharf Management Company Ltd Management Services

Development Name: Phase 2 Temple Wharf
 Period: To 30/06/20

EXPENDITURE DESCRIPTION	TOTAL AMOUNT PAYABLE WHOLE SITE	AMOUNT PAYABLE MY HOME
REPAIRS & MAINTENANCE		
Bulk Refuse Removal	NA	NA
Cleaning Contract	NA	NA
Door Entry System	NA	NA
Electrical Maintenance	NA	NA
Fire Equipment Maintenance	NA	NA
Gate & Barrier Maintenance	NA	NA
General Repairs & Maintenance	£966	£4.15
Refuse Collection	NA	NA
Water Feature Maintenance	NA	NA
Window Cleaning	NA	NA
GROUND MAINTENANCE		
Grounds Maintenance	£11,400	£48.93
UTILITIES		
Electricity	£1,433	£6.15
PROFESSIONAL FEES		
Audit & Accountancy Fees	£660	£2.83
Company Secretarial Fees	£300	£1.29
Health & Safety	£1,267	£5.44
Legal & Professional Fees	£22,863	£98.12
Management Fees	£19,572	£84
Postage Expenses	NA	NA
INSURANCE		
Buildings Insurance	NA	NA
Public Liability Insurance	£972	£4.17
RESERVE CONTRIBUTIONS		
Five Year Elec. Test RES	NA	NA
Reserves - External	£11,150	£47.85
TOTAL	£70,583	£302.93

A member of Redrow plc
 Registered Office: Redrow Homes Ltd, Redrow House, St David's Park, Flintshire CH5 3RX. Registered in England No. 1990710.

Management Company Services



We confirm that we have been provided with details of the Management Company which will look after certain parts of the estate, the services which will be provided by the Management Company and the amount which we will have to pay towards the costs of those services.

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PRE-RESERVATION CHECKLIST - PLANS AND DRAWINGS

TEMPLE WHARF RESTRICTIVE COVENANTS

1. Not to use the Property for any purpose other than as or incidental to one private residential dwelling and not to use the Property for any trade or business
2. Not to do or permit or suffer to be done on the Property anything which may be or become a nuisance or annoyance or cause damage to the Transferor or the Transferor or to the owners tenants or occupiers of any adjoining or neighbouring property
3. Not to erect or construct any building or other structure whatsoever whether temporary or permanent on the Property without the prior consent in writing of the Transferor and if required any Relevant Authority and to pay such reasonable administration fee as the Transferor reasonably requires
4. Not to alter the external appearance of the dwellinghouse on the Property without the prior written consent of the Transferor
5. Not to erect any walls fences or other structures nor allow any hedge to grow on the Property between any Building on the Property and the Estate Roads except as provided as at the date of this Transfer
6. Not to erect or exhibit on the Property any hoarding structure notice board or sign of any kind for advertising or other purpose except for a For Sale/To Let sign not exceeding one half square metre advertising the Property for sale/let
7. Not to erect or place on the Property any satellite dish other than on the side or rear elevation of any dwelling on the Property and below eaves level and of a colour in keeping with the external appearance of the dwelling provided always that no satellite dish may be erected without permission from the Relevant Authority if required or on any elevation directly overlooking any open space
8. Not to cut down damage neglect or remove any existing tree or hedge on the Property or any other plant planted pursuant to the requirements of the local planning authority
9. To keep any garden front and back forming part of the Property well cultivated tidy and free from weeds and not to permit the same to become unsightly untidy or a nuisance to the Transferor or other adjoining owners or occupiers
10. To keep grassed any unenclosed parts of the garden of the Property excluding planted areas and areas of hard surface and to keep all parts of the garden neat and tidy and to maintain in the position as previously existing or erected by the Transferor any Boundary Structures (together with any garden hedges fences and walls not forming the boundary with an adjoining Plot on the Estate) in good condition repairing or renewing to their original specification as necessary PROVIDED THAT hedges will be maintained so as not to exceed 3 metres in height
11. Not to keep or feed or breed or permit to be kept or fed or bred on the Property animals or birds other than the keeping (but not breeding) of a maximum of 2 normal household domestic pets

Restrictive Covenants

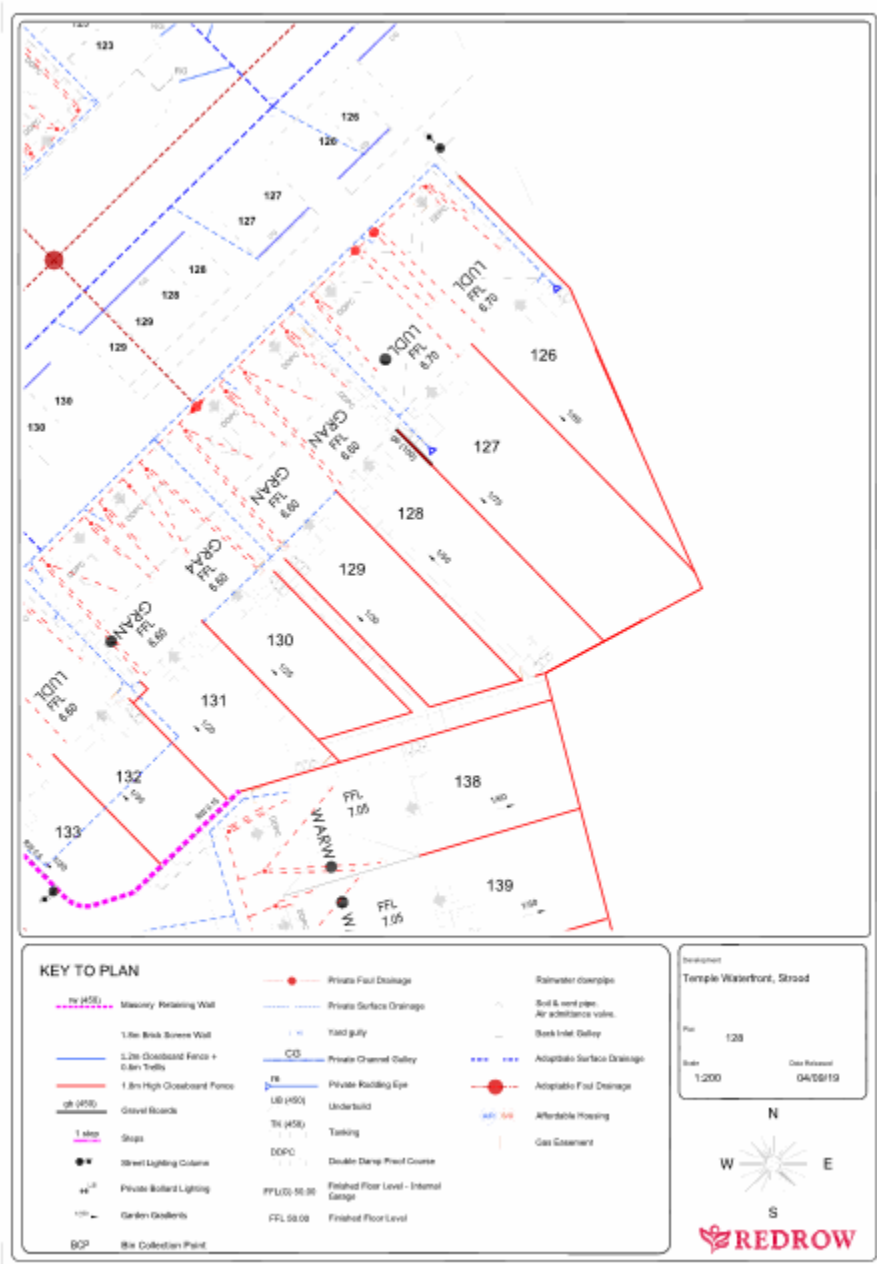


We confirm we have viewed and agree to abide by the Restrictive Covenants for the development and the Property.

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PRE-RESERVATION CHECKLIST - PLANS AND DRAWINGS



Technical Plan

☒ We confirm we have viewed the Technical Plan and we are aware of the drainage, retaining walls and the garden levels that may be applicable to the Property.

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Conditions of agreement

We request that Redrow reserve the aforementioned property subject to receipt of the Reservation Fee of £500.00 from us and that Redrow will not sell or attempt to sell the Property to another buyer during the Reservation Period.

We understand that the Reservation Period will commence on receipt of the reservation fee and that the Reservation Expiry date will be 42 days after this date.

We agree that we have read / have access to read the Consumer Code for Home Builders, Customer Charter, Complaints Procedure and Think Safety information and have had the opportunity to inspect the detailed plans and specifications before signing this Agreement.

We understand that the initial Reservation Fee we have paid will be credited against the Actual Purchase price.

It is agreed by Redrow and us that if the Reservation Expiry Date is not met and an extension period is not agreed between us and Redrow that this Agreement shall automatically terminate and Redrow will return the Reservation Fee less the Administration Charge and the Property may be offered for re-sale.

We understand that the Reservation Period is for a maximum of 42 days and that this period will be subject to the terms and conditions of the legal agreement for the sale of the property.

We shall instruct our solicitor to immediately provide to Redrow a certified copy of the documents which our solicitor shall rely upon to check our identity, including but not limited to a passport or photo ID driving licence.

We understand that once the legal agreements for the sale of the property are exchanged between ourselves and Redrow that the terms and conditions of the legal agreement supersede the terms of this Agreement in all aspects.

We acknowledge that Redrow and ourselves have the right to cancel this Agreement at any time during the Reservation Period ending on the Reservation Expiry Date. In that event Redrow agrees to return the Reservation Fee to us less an administration charge in the sum of £300.00 (or the whole reservation fee if we are using the Help to Buy Scheme).

We understand that once the signing and exchanging of the legal agreement for the sale of the property has been completed that we are required to make a payment equivalent to 10% of the Actual Purchase price or 5% if we are using the Help to Buy Scheme, this being a requirement of the legal agreement for the sale of the property.

Privacy Statement

Redrow Homes Limited are committed to protecting and respecting your privacy.
 We will use the information you have provided to contact you in relation to your reservation and may share your information with financial and legal partners to complete the purchase of the property.
 You can read the full privacy notice at redrow.co.uk/policy/privacy-notice

We have read, understand and accept the conditions related to the completion of this reservation request:


Signature for Redrow Homes:

DocuSigned by:

 7E2FDCC26A8B434...

Date: 02 October 2021 | 11:54:26 BST

Signature for Customer(s):

DocuSigned by:

 A922FAB4FE2F480...

Date: 02 October 2021 | 12:04:22 BST

DocuSigned by:

 6E61F8A9ACB74CC...

Date: 02 October 2021 | 12:05:35 BST

Date Printed: 02 Oct 2021