

# BUYING A WIGGETT HOME

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Our aim is to make your homebuying journey as smooth and as easy as possible. We follow the Consumer Code for Homebuilders which gives protection and rights to purchasers of new homes ([The Code Requirements - Consumer Code](#)).

## Before You Buy

### I am a first-time buyer/I need a mortgage

- Check how much you can borrow on a mortgage.
- Obtain a mortgage in principle. This is a document from a lender stating how much it would lend you 'in principle' based on details you have provided about your financial circumstances.

### I have a property to sell

- You must have a memorandum of sale for your property before you can reserve a Wiggett Homes. This is a document that details the 'sale agreed'.
- Property chains can make the buying process more difficult. If there are multiple properties and sellers in a chain, it is more complicated and could potentially even cause a sale or purchase to fall through.
- If you are in a chain, communication is key and can help avoid unnecessary delays.

### I am a cash buyer

You must provide proof that you have the monies available to purchase the property. This may include:

- Savings – details of the original source, together with bank statements from the last 6 months.
- Gifted deposits – your solicitor will need to contact the third party to confirm the original source of funds, obtain copies of bank statements from the last 6 months and verify their identity. The third party will also be required to sign a Gifted Deposit Declaration confirming that the money is a gift, is not repayable and that they will have no interest in the property.
- Inheritance – details of the original source, together with bank statements from the last 6 months.

## Reservation Meeting

At the pre-reservation stage you will be shown:

- A written Reservation Agreement
- An explanation of the cover provided by the Home Warranty and their contact details
- A description of any management services and an estimate of the associated costs
- Whether the home is Leasehold or Freehold
- The planning consent reference number
- A specification for the home, including a list of contents that are included in the price
- A brochure showing the general layout, plot position and orientation of the home
- Information about the standards the home is being built to and the homes expected EPC
- An estimate of when the home will be ready for occupation
- The sales consultant's contact details
- A copy of our complaints procedure

If you have any queries and or concerns, please discuss with your sales consultant. The plot will only be removed from general sale when:

- The reservation agreement is completed in full
- It is signed by both parties
- The reservation fee has been paid

**Once submitted to our legal representative the property will be held for an agreed amount of time (six weeks) and cannot be reserved by another party. If the deadline date is not extended and contracts have not been exchanged, the Reservation Agreement automatically expires.**