



THE ERRIS HOMES

RESERVATION PROCESS

WHAT TO EXPECT

In order to reserve an Erris Home on any of our developments, you must be fully proceedable and have a Decision in Principle from one of our recommended financial advisors.

RESERVATION APPOINTMENT

- Please be sure to bring photographic ID (passport or driving license) and proof of address (utility bill or driving license), in addition to the details of your solicitor and mortgage broker.
- When reserving your plot, the sales advisor will complete a reservation checklist – this includes showing you drawings of the site and plot you are reserving and telling you any additional information about the site and plot. The sales advisor will also give you an estimate of when the plot will be completed.
- You will be asked to complete and sign a Reservation Form, which will outline your contact details and the details of your solicitor and mortgage broker. Upon completion of the form, you will be charged a £500 reservation fee.

WHAT HAPPENS NEXT

- We aim for Exchange of Contracts to take place within 28 days of the reservation agreement. We exchange contracts on notice, meaning that once this has taken place you can sit back, relax, and wait for your brand-new home to finish being built. Once Erris Homes have obtained the necessary building control certificates and warranties, we will notify your solicitor and serve notice for legal completion to take place (usually 14 days later).
- You will be invited back to the sales office to select the bespoke elements (e.g. kitchen cabinets, bathroom tiles, optional upgrades) of the plot before the roof is complete. If you reserve your home after the roof has been completed, some elements may have already been chosen by Erris Homes and your optional extras may be limited. Once you have chosen the bespoke elements of your plot, you will be charged 20% of any optional upgrades at the time of order. The remaining 80% is required to be paid to your solicitor on the final account at the time of legal completion.