

BUYER'S GUIDE



# Reserving Your New-Build Home

Once you've found your dream new home,  
it's time to reserve it.



## Reserving Your New-Build Home

This guide answers the most frequently asked questions about reserving a new home, including Homes by Carlton's specific reservation process.

### **What does reserving a home mean?**

Reserving a house means it will be held for a specified period of time during which it's taken off the market and no one else can reserve it.

### **How long will the home be reserved?**

This will differ depending on the builder. Once you've paid your reservation fee, a typical length of time that the home will be reserved for is around six weeks, within which time you are expected to exchange on the home. We understand that the process of purchasing a home can sometimes take longer than expected, and whilst we reserve the right to put the home back on the market when the reservation period ends, we will of course work with you to find the most appropriate course of action.

### **When can I reserve a home?**

You are typically able to reserve a home as soon as it's released for sale. At Homes by Carlton, we also offer Early-Bird Reservations on selected, unreleased plots – speak to our sales team if this is of interest to you.

### **What does reserving "off-plan" mean?**

Reserving off-plan means reserving a home before it's built, based off the plans provided by the housebuilder. Reserving off-plan has several benefits, including often having the ability to choose the fixtures and fittings that go into the house.

## How do I reserve a home?

To reserve a Homes by Carlton home, speak to our dedicated and experienced sales team who will ask you some questions to ensure you are in a position to reserve the property and talk you through the next steps.

## How much will it cost to reserve a home?

Reservation fees will differ from builder-to-builder, but they're typically between £150 to £1000, and often vary depending on the price of the property. At Homes by Carlton, we ask for an Early-Bird Reservation fee of £150 and a Full Reservation fee of £750 on all of our homes. Your reservation fee will be deducted from the final price once you complete on the purchase of the home. Once your Full Reservation fee has been paid, you have a 14 day cooling-off period whereby your fee will be returned in full if you cancel. After this period there will be a retention of between £150 and £350.

## Can I choose what goes into the house after I reserve?

This will depend on your build stage as well as what your developer offers, but generally, the earlier you reserve, the more choice you will have over fixtures and fittings and adding a personal touch.

What you're able to have a say in will depend on the build stage – for example, if you reserve once the kitchen has already been fitted, you won't be able to choose colours, worktops etc. – but Homes by Carlton's "Designed by You" gives you the opportunity to choose your own:

- kitchen door styles and colours
- kitchen worktops

Please note that some of these are classed as optional upgrades and will incur a cost.

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If you're interested in reserving a Homes by Carlton home, or if you would simply like to arrange a viewing or chat to one of our experienced Sales Executives, please call **0333 034 1355** or email **[sales@homesbycarlton.com](mailto:sales@homesbycarlton.com)**.



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To discover more about Homes by Carlton and the new-build homes we have on offer in the North East, or to arrange a showhome appointment, please visit [www.homesbycarlton.com](http://www.homesbycarlton.com).

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