

PURCHASE SEARCH PLEDGE OUR PROMISE TO YOU

We pledge to our customers that our service is “No Move – No Legal Fee”. If your move does not take place, whatever the reason, you will not pay for the legal work we have carried out for you.

This pledge also extends to the most important searches required on a purchase. With other lawyers if your purchase falls through, you will then have to pay for a second time for further searches on a new property. With Connells Home Conveyancing we will refund you the cost.

We have also made the overall process quicker and more certain by obtaining all these searches electronically. Connells Home Conveyancing have teamed up with TM Group, a leading online property search provider, to offer you the following unique benefits:

- **Faster turnaround times** - less than ten working days in 87% of cases*
- **Free Search Delay Insurance**, if you are ready to exchange contracts and only the search results are awaited.
- **Additional search information**, covering any environmental issues, flood risk, planning applications, HS2, and other potential changes within the surrounding area, that will not be revealed in a standard local authority search result.
- **Ability to track progress of the searches**, which is requested and returned to us electronically, via tmconnect.
- **Our refund promise** - In the event that your purchase falls through before exchange of contracts, for a qualifying reason**, we guarantee to refund the cost of a further set of purchase searches on your subsequent purchase, after completion**.

* Based on turnaround times for Search Pledge searches processed for Connells Home Conveyancing by TM Group in 2017

** Please see Terms and Conditions overleaf for further detail



TERMS & CONDITIONS FOR A REFUND UNDER PURCHASE SEARCH PLEDGE

1. SEARCHES COVERED BY PURCHASE SEARCH PLEDGE

The searches included in Purchase Search Pledge are:

- Local authority search (compiled by a personal search agent)
- Drainage and water search
- Environmental and flooding search
- Search of planning applications, and other potential changes within the surrounding area, that is not covered by above searches

If other searches, specific to certain localities (eg: an area of past or present coal mining) are required, these are not covered by Purchase Search Pledge

2. QUALIFYING REASONS:

In the event that your purchase falls through before exchange of contracts, you will qualify for Purchase Search Pledge if one of the following reasons apply:

- You have an adverse mortgage valuation, of more than 5% of the purchase price
- Your seller has withdrawn from the sale, unless there has been unreasonable conduct or delay on your part
- Your seller has accepted an offer on the property from another party

To be eligible for the Purchase Search Pledge refund, your subsequent purchase must take place within six months, and the legal work (including the order of the Purchase Search Pledge searches) must be undertaken by Connells Home Conveyancing.

The refund under Purchase Search Pledge covers one further set of purchase searches as defined in clause 1 above, for your subsequent purchase, and therefore the refund will be based on the set ordered for that subsequent property, up to a maximum of £350 (incl. VAT).

3. HOW TO APPLY FOR THE REFUND:

To obtain your refund, please write to Connells Home Conveyancing (CHC), Cumbria House, 16 - 20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN, enclosing:

- Financial Statement (as supplied by your property lawyer), confirming the additional search costs incurred on your subsequent purchase
- Copy letter from your property lawyer, confirming completion
- Your new address

Connells Home Conveyancing will send a cheque for your refund within 28 days. If you would prefer an electronic payment, we will need your account name, account number and sort code in writing.