

PERSIMMON HOMES LIMITED

GENERAL GUIDANCE NOTES FOR BUYERS SOLICITORS

DEVELOPMENT: Development at Land to the east of Southfield Farm Frome Somerset “Edmund Park”

1. Documentation

The documentation needed by Buyers' Solicitors in acting for Buyers is made available by publishing to an Extranet. Buyers Solicitors will be provided with the necessary credentials to access the material.

The documentation includes:

- The model implementation documents e.g. Contracts, transfers, leases, deeds of covenant, etc. that are appropriate for the development;
- Supporting materials that enable the pre-purchase title investigation and due diligence.

The material is organised into sections and indexed. The index is maintained through the life cycle of the development and to provide a common point of reference. The index also identifies the status of the indexed material:

- Published – to indicate that an item is available;
- Pending - to indicate that an item is not currently available and will be published as soon as it is available;
- Not Required / Not Available – to indicate where an item, which is often published for a development is not required / available on this particular development. The integrity of the scheme will not be compromised by the absence of any of these; and are referenced on the index to eliminate unnecessary enquiries / concerns.

The requirement for uniformity dictates that amendments to the implementation documents (other than transaction specific particulars) cannot be agreed.

2. Sellers Title

The Official Copies and the documents referenced in those Official Copies are published. Buyers should apply for their own current Official Copies.

3. Local and Pre-Purchase Searches

The Seller will not provide local and other pre-purchase searches. The Seller may in its discretion publish historic searches as background information for Buyers. Buyers must rely on their own searches and not historic information.

4. Postal Address

The postal address allocation will be found in the published material and will (if available) be noted on the reservation form.

5. Contract Plan

The Home / Plot will be shown edged red on the Conveyance Plan. Any land, areas and features shown on Conveyance Plan around individual Homes are to enable location only and are subject to variation. Boundaries to individual Homes / Plots are approximate and subject to adjustment in accordance with the contract terms.

The details of Estate Plan approval will be published as soon as available.

6. New Home Warranty

The NHBC Buildmark, LABC or other appropriate new home warranty documentation, digital links, policy / reference numbers, activation codes, etc. will be provided / made available at the appropriate stage of the transaction in accordance with the procedure that applies to the particular scheme of home warranty. The material relating to the home warranty is contained in the published material.

The Seller acknowledges that it will make available to the Buyer / Buyers' Solicitors the elements of the home warranty scheme material etc. applicable that are within its control, at the appropriate time, to enable the Buyer's Solicitor to comply with the requirements of the

Council of Mortgage Lenders Handbook in relation to the home warranty, if the Buyer is purchasing with a mortgage.

7. Insurance

The Seller will maintain Contractors All Risk insurance policy until completion. In the case of leasehold properties / apartments the Seller will arrange that a block of flats insurance policy is on risk prior to completion of the sale of the first leasehold property / apartment in any block.

8. Signature Copies of Implementation Documents

Signature copies of implementation documents (e.g. transfer) will be provided. On completion the documentation charge is payable as set out on the Contract.

9. Deposits

A 10% deposit is required on exchange of contracts, unless otherwise (exceptionally) agreed. Deposits must be paid by Bank Transfer (CHAPS or Fasterpayment), in accordance with the payment details shown on the published replies to Pre-Completion Information / Requisitions Forms.

10. Infrastructure Agreements – Roads and Sewers

Homes / Plots may be served by a combination of:

- Private Drives maintained in co-operation by the Home owners who use that Private Drive, and regulated by the terms of the implementation documents;
- Private Roads maintained by a Management Company through the Rent Charge mechanism or leasehold arrangements (if any);
- Roads that are intended for adoption. The s38 Agreements that relate to new roads that are intended to be adopted will be published in full, or in précis format, as soon as they are available ;
- Existing Public / Adopted roads.

Homes / Plots may be served by a combination of:

- Private drains;
- Sewers that are intended for adoption. The s104 Agreements that relate to new sewers that are intended to be adopted will be published in full or in précis format, as soon as they are available.

Retentions will not be agreed pending the publishing of any planned s38 or s104 Agreements. The Seller covenants in the implementation documents (e.g. transfer) to complete the roads and sewers intended for adoption to the required standard. In practical terms the roads and sewers intended for adoption will be finished at completion except the wearing course for the roads (including footpaths).

11. Management Company

The Management Company or Companies for the Development are detailed in the published material. Incorporation of any Management Company is on the basis of limited by guarantee and Buyers become members (not shareholders). Control of any Management Company will pass from the Seller when the Development is completed.

Details are published of:

- The anticipated scope of any Management Company functions e.g. Private Roads, Open Space, etc.;
- The anticipated charges that will arise e.g. for Private Roads, Open Space, infrastructure, etc.

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