

## **Plot 90 Rainton Gardens**

### **Terms and conditions Persimmon Homes Durham, Rainton Gardens, Part Exchange & Flooring Package**

1. This offer is available between 9.00am GMT on 26/05/26 and 5pm on 16/06/26 in relation only to Plot 90 Rainton Gardens (a plot developed and being sold by our Persimmon Durham operating company), subject to customer status and availability.
2. In these terms the following definitions shall apply:

Price	means the purchase price for Plot 90 Rainton Gardens as will be stated in the transfer deed and in does not include any additional sums payable for extras fixtures and fittings and enhancements and does not take account of the Offer.
“You” and “Your”	Mean references to the customer who is buying Plot 90 Rainton Gardens (and if this is more than one individual means both of them together).
“Us” and “Our”	Mean references to Persimmon Homes Limited
“Offer”	Means the offer set out in Clause 4 below

3. The provision and availability of the Offer is strictly subject to these terms and conditions. For the avoidance of any doubt if You comprise more than one person and either or any of You withdraw from the purchase of Plot 90 Rainton Gardens, the person(s) so withdrawing shall not be entitled to the Offer.
4. The offer comprises:  
This financial incentive will be shown on the completion statement as a “deduction” from the completion balance when You complete Your purchase of Plot 90 Rainton Gardens. This financial incentive will not be given to You by any other means; and 4.2 the provision and fitting by Us of Flooring (see Clause 5 below) to Plot 90 Rainton Gardens.
5. The flooring will comprise flooring as chosen by You from the Persimmon Finishing Touches range (this range is available from Persimmon’s sales team) and must be chosen by the date that You enter into a reservation agreement with Us. The list price of the chosen flooring will not exceed £4139 in aggregate. If You choose flooring with a

value that exceeds £4139 any balance over that sum will be payable by You on completion.

6. The provision of the flooring is subject to the availability of such items with Us being entitled to exchange any of the items with alternatives that We (acting reasonably) believe are of comparable quality and style).

7. Part Exchange is available on selected plots and subject to status. Part Exchange is available to existing homeowners only.

8. The Offer is: If You are eligible (as per these terms and conditions), We will, on completion of the simultaneous sale of the Persimmon or Charles Church new home to You and the transfer of the PX Property to Us, either (at Your election (to be communicated to us at least 5 working days prior to exchange of contracts for the new home):

9.1 pay to You a price for the PX Property of 100% of the PX Property Valuation Price (the transfer of the PX Property to Us will form part of the consideration due to Us for the new home); or 9.2 give to You a financial incentive (such as for stamp duty land tax (or regional equivalent), contribution towards deposit or moving costs) such financial incentive to equate to 5% of the PX Property Valuation Price

10. If you're eligible for Part Exchange, we'll organise the sale of your existing home from start to finish for you. We will arrange for a valuation or valuations of the PX Property with independent estate agent(s) or valuer(s).

11. If You and We agree on a part exchange deal, as a condition of that deal taking place You will need to agree to comply with our Part Exchange Terms and Conditions (a copy of which will be supplied to You).

12. A professional legal adviser is required to be engaged by you to carry out the legal formalities of buying the home and to represent your interests. You'll still have to cover the costs of solicitor fees and any certifications (i.e. for gas and electrics etc) required as part of the normal selling/buying process.

13. If you're currently marketing your home, you'll be responsible for all related costs with your current selling agent. It's your responsibility to ensure you serve sufficient notice if signed up to a sole agency agreement or similar.

14. We can provide you with a list of our recommended solicitors and/or financial advisors as necessary. We cannot advise you on a mortgage. Part Exchange is subject to availability and may be withdrawn at any time without notice.

15. This Offer may not be available in conjunction with any other promotions or offers that We may otherwise be offering in respect of the new home.

16. If the PX property is over 10 years old the availability of the Offer will be subject to Us being satisfied with the results and findings of a Home Buyers Report. We has absolute discretion whether or not to elect to buy the PX Property (there may for example be title issues that affect Our intention to purchase).

17. Our sales representative will let You know in writing, prior to or on reservation of Plot Plot 90 Rainton Gardens whether or not You qualify for this Offer. To qualify for this offer You need to have entered into a reservation agreement with Us (which includes the payment of the required reservation fee) for the specific Persimmon home to which Our Offer relates no later than 5pm GMT on 24/07/26 (time being of the essence).

18. Regardless of the Offer that We say that You are entitled to receive on or prior to reservation of Plot 90 Rainton Gardens, You will not be eligible to receive and take advantage of the Offer if You purchase the Persimmon home where any one or more of the following apply: 18.1 using a buy to let mortgage product; or 18.2 using the First Homes Scheme or other Discount from Market Value scheme; or 18.3 using any Government Help to Buy or similar scheme; or 18.4 using any of Persimmon part exchange or home change scheme; or 18.5 using any shared ownership or shared equity scheme; or 18.6 where one or more of the purchasers is a corporate entity, LLP or partnership.

19. If You qualify for the Offer You accept and acknowledge that in certain circumstances the fitting of flooring may not be finished by the completion date of the sale and purchase of the new home. If this should apply then You will give Us reasonable access to the new home after completion to manage the fitting and delivery of the Upgrades (which We shall endeavour to achieve as soon as reasonable practicable). You shall not be entitled to any compensation or alternative product for any late fitting of the flooring.

20. Persimmon shall have sole discretion to decide whether You are entitled to the Offer provided by this scheme. Persimmon reserves the right to suspend cancel or amend this Offer at any time without notice (Provided always that the terms of an Offer to an individual may not be amended where the availability of the Offer and eligibility for the Offer have been communicated in writing to that individual on or before reservation of a specific Persimmon home, without prejudice though to these terms and conditions). Any suspension, cancellation or amendment will be published on Persimmon's website.

21. Notwithstanding Your potential entitlement to receive the Offer, these terms and conditions (and anything else communicated to You by Persimmon) do not give to You any period of exclusivity to purchase a particular plot and (unless a valid reservation agreement has been entered into between ourselves and remains in force and effect) We shall be entitled to enter into a reservation agreement with any third party at any time.