

THE **PX** Partnership  
Risk Free and Funding Free Part Exchange

**Part Exchange and Chain Breaking Services**

## Benefits of Part Exchange

### 1 Quick Offers

No need to wait for a buyer to come along.

### 2 Guaranteed Sale

No risk of sale falling through, giving peace of mind throughout the transaction.

### 3 Speed

Once the offer is accepted, your sale can proceed swiftly to secure the property you want to buy.

### 4 No Chain

Part Exchange means you don't become involved in chains which can cause lengthy delays and disappointments.

### 5 Control

With the confidence of a guaranteed sale on your property, you can choose your moving date from the outset and make plans with confidence.

### 6 No Estate Agents Fees to Pay

By choosing Part Exchange you can avoid paying estate agents fee, savings thousands of pounds.

### 7 Fixed Price

Avoid last minute price renegotiations that can occur with a conventional sale.

### 8 No Need to Obtain an EPC

You do not need an energy performance certificate to Part Exchange your property, saving you time, money and trouble.

### 9 Flexible Moving Date

Hold the keys for both old and new properties for up to 2 weeks after completion and remove the stress of moving all in one day.

### 10 Worry and Hassle Free

Our Part Exchange scheme is specifically designed to ensure the move to your new home is a simple and stress free experience.

## Suitable criteria for part exchange

### Our general criteria is as follows:

- Residential property in England & Wales only
- Freehold properties up to £600,000
- Properties must be mortgageable, insurable, saleable and have a broad appeal
- Part Exchange is currently available up to 3 months prior to build completion of the chosen plot.
- Each property will be considered on an individual basis. We may not be able to offer on certain properties.

## Unsuitable criteria for part exchange

- Commercial premises/properties above commercial
- Flats / apartments
- Properties with a restricted /niche market
- Thatched properties
- Properties with swimming pools
- Listed properties
- Age restricted properties
- Shared Ownership properties
- Properties with a history of structural issues
- Properties with leased solar PV panels
- Properties affected by Japanese Knotweed
- Mobile homes
- Properties of non-standard construction which affects mortgageability
- Properties blighted by adverse factors likely to affect saleability (e.g. pylons, HS2, history of flooding, etc.)