

The only Search provider that offers a unique search pack protection!

If a sale falls through
CDS offers a free set of searches everytime*

Talk to one of our lovely
Sales Team for more information

*Full details on reverse



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Event

Any of the following events, that occur during the period of guarantee and lead to your purchase of the property failing:

1. The property is withdrawn from sale by the vendor due to reasons beyond your control.
2. The vendor receives and accepts an offer from a third party, which is a minimum of £1,000 greater than the offer from you previously accepted by them.
3. A Local Authority search highlights that the property is:
 - a) The subject of a compulsory purchase order;
 - b) In a flood plain;
 - c) On contaminated land; or
 - d) Over a mining area;And the policyholder decides not to proceed with the purchase of the property.
4. The vendor is not legally entitled to sell the property or to transfer interest in the property to you.
5. You or the person who is buying the property with you:
 - a. die and the survivor is unable or unwilling to continue with the purchase; or,
 - b. are given notice of redundancy and you are unable or unwilling to continue with the purchase; or;
 - c. are given notice of relocation and you are unable or unwilling to continue with the purchase.
6. You are diagnosed with a terminal illness and are unable or unwilling to continue the purchase.
7. The initial mortgage lender's valuation of the property is less than 90% of the sum you have offered for the property and which has been accepted by the vendor.
8. Prior to the releasing of funds the mortgage lender insists on rectification work being carried out to the property, the cost of which exceeds 5% of the sum you have offered and which has been accepted by the vendor.
9. The mortgage lender applies a retention on the loan for the property and this figure exceeds 5% of the sum you have offered for the property and which has been accepted by the vendor.
10. The property sustains damage during the period of guarantee where the total cost of rectification work exceeds 5% of the property value.
11. A survey identifies that the property has suffered from subsidence or underpinning and you decide not to proceed with the purchase of the property.
12. Your solicitor identifies that the property has a defect in title which cannot be rectified within eight weeks from the date on which the defect is identified, and your purchase of the property cannot proceed.

Guarantee limit

£360.00 (including VAT) being the maximum retail value of the search pack service that we will provide in the event of a claim against this guarantee.

Period of guarantee

The guarantee will last for a period of up to 12 months. The guarantee will expire after this time, when the purchase completes or the purchase falls through, whichever is the sooner.

Please read our guarantee document for full terms and conditions.

Conveyancing
Data Services Ltd

Conveyancing Information & Technology Working for you

