

premier
guarantee[®]

GUIDE FOR HOME BUYERS



GUIDE TO OUR WARRANTY

The homes on this development are protected by a 10 year New Home Warranty from Premier Guarantee. All homes covered by our warranty are insured against a wide range of structural issues that could occur to your home during the 10 years after construction is completed.

An overview of what is and isn't covered by our warranty is included in this booklet. For more detailed information on our cover, please visit www.premierguarantee.com to download a copy of our latest New Home Warranty policy document.



WHO IS PREMIER GUARANTEE?

Premier Guarantee is one of the country's leading New Home Warranty providers and since 1997 have arranged insurance cover for over £40 billion of property – that's more than a quarter of a million new homes – across the UK and Europe.

WHY DO I NEED A WARRANTY?

A New Home Warranty provides you with protection against structural faults, or 'defects' which could occur in the structure of your new home. These include faults in your walls, floors, roof or foundations. These faults can be extremely expensive to fix so having adequate insurance protection in place is hugely important.

When buying your new home, mortgage lenders are far more likely to release funds if a warranty is in place from a reputable provider. Premier Guarantee is recognised by the Council of Mortgage Lenders and the majority of the country's banks and building societies.

If you require any further information on Premier Guarantee, please visit our website, www.premierguarantee.com

STRUCTURAL WARRANTY COVER

The information provided in this booklet outlines some of the key areas of cover provided by Premier Guarantee for New Homes. Please ask your Developer (the person or company who is selling the property) for details of what is covered on this development.

INSOLVENCY OF THE DEVELOPER DURING THE BUILDING PERIOD

(this section of cover is only applicable if the property you are buying is incomplete)

Where this cover is in place, a policyholder will be reimbursed for any loss of deposit paid to the Developer due to the Developer not commencing work on a property due to insolvency or fraud. Alternatively, if the Developer fails to complete a property for the same reasons, cover is in place to either ensure the property is completed to our technical standards, or refund any deposits paid by the policyholder.

As standard, we will pay up to a maximum of 10% of the purchase price of your property or £100,000, whichever is less.

DEFECTS INSURANCE PERIOD

(years one and two of cover)

During this period, it is your Developer's responsibility to arrange for repairs to be carried out on defects which occur in your property.

If your Developer fails to carry out these repairs, or if you enter into a dispute regarding the completion of repairs, the cover in place on your property can help ensure this work is carried out.

This cover is only available in certain circumstances, so ensure you refer to your policy documentation for further details.

STRUCTURAL INSURANCE

(Years three to ten of cover)

During this period, our policy will provide you with protection against a range of defects which could occur in the structure of your property. Cover includes the following elements of your home:

- Foundations
- Load-bearing parts of ceilings, floors, staircases, walls and roofs
- Non-load bearing partition walls
- Chimneys and flues
- Roof coverings
- External finishing surface (including rendering)

- Floor decking and screeds
- Wet applied plaster
- Double or triple glazed panes to external windows and doors

Full details of how these elements are covered can be found in our policy documentation.

CONTAMINATED LAND

If a Statutory Notice is served on your property, this section of our policy will cover the costs incurred in removing any substance from the land you own, where an Approved Inspector has been employed to undertake Building Regulations inspections and the contamination existed before the completion of your home.

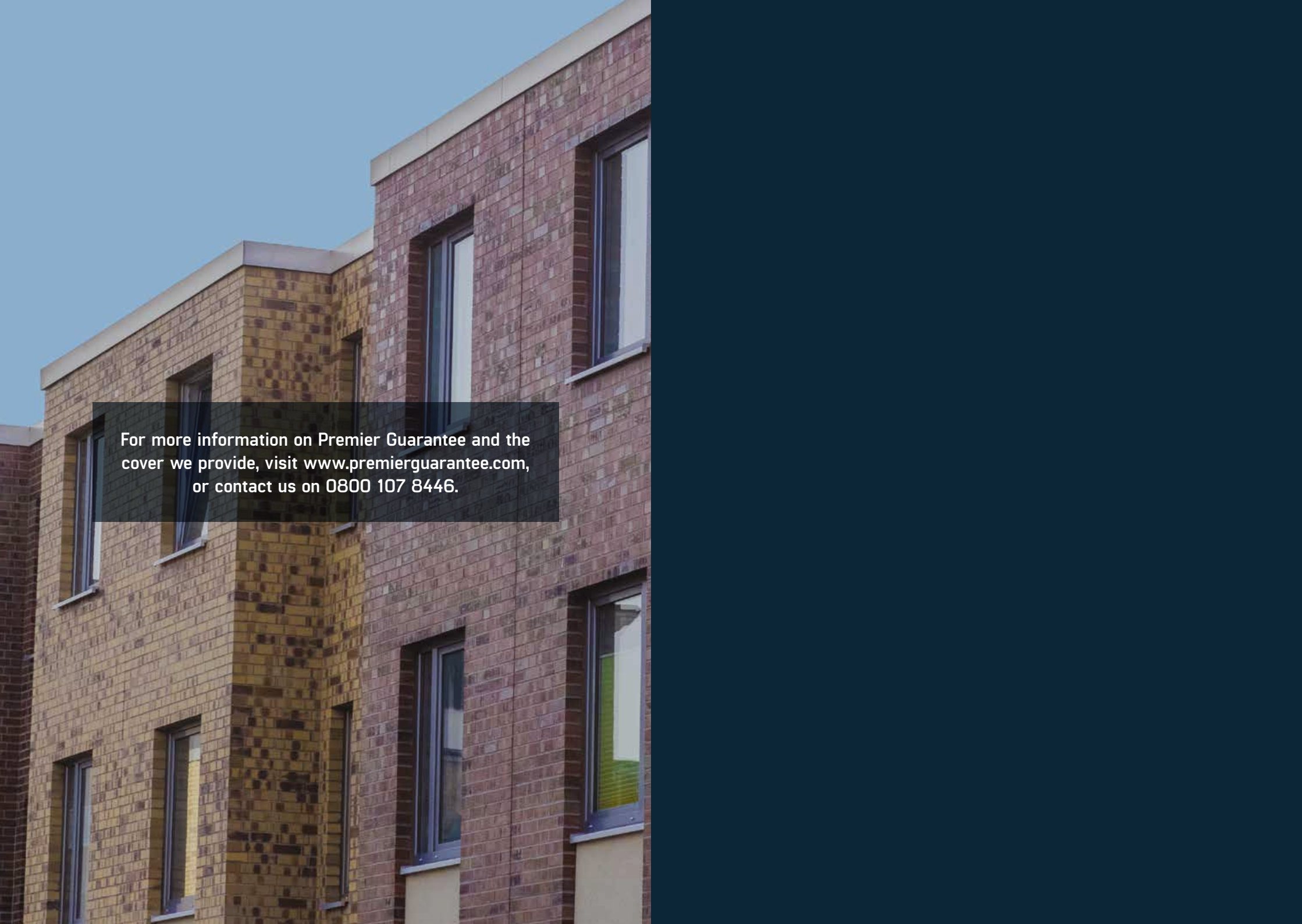
BUILDING CONTROL FUNCTION

Where an Approved Inspector has been employed by your Developer to carry out Building Regulations inspections, this section of our policy will provide cover against breaches of some Building Regulations which endanger the health and safety of the occupants of your property.

CONSUMER CODE FOR HOME BUILDERS

This property is covered by the Consumer Code for Home Builders. For more information, visit

www.consumercodeforhomebuilders.com



For more information on Premier Guarantee and the cover we provide, visit www.premierguarantee.com, or contact us on 0800 107 8446.

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