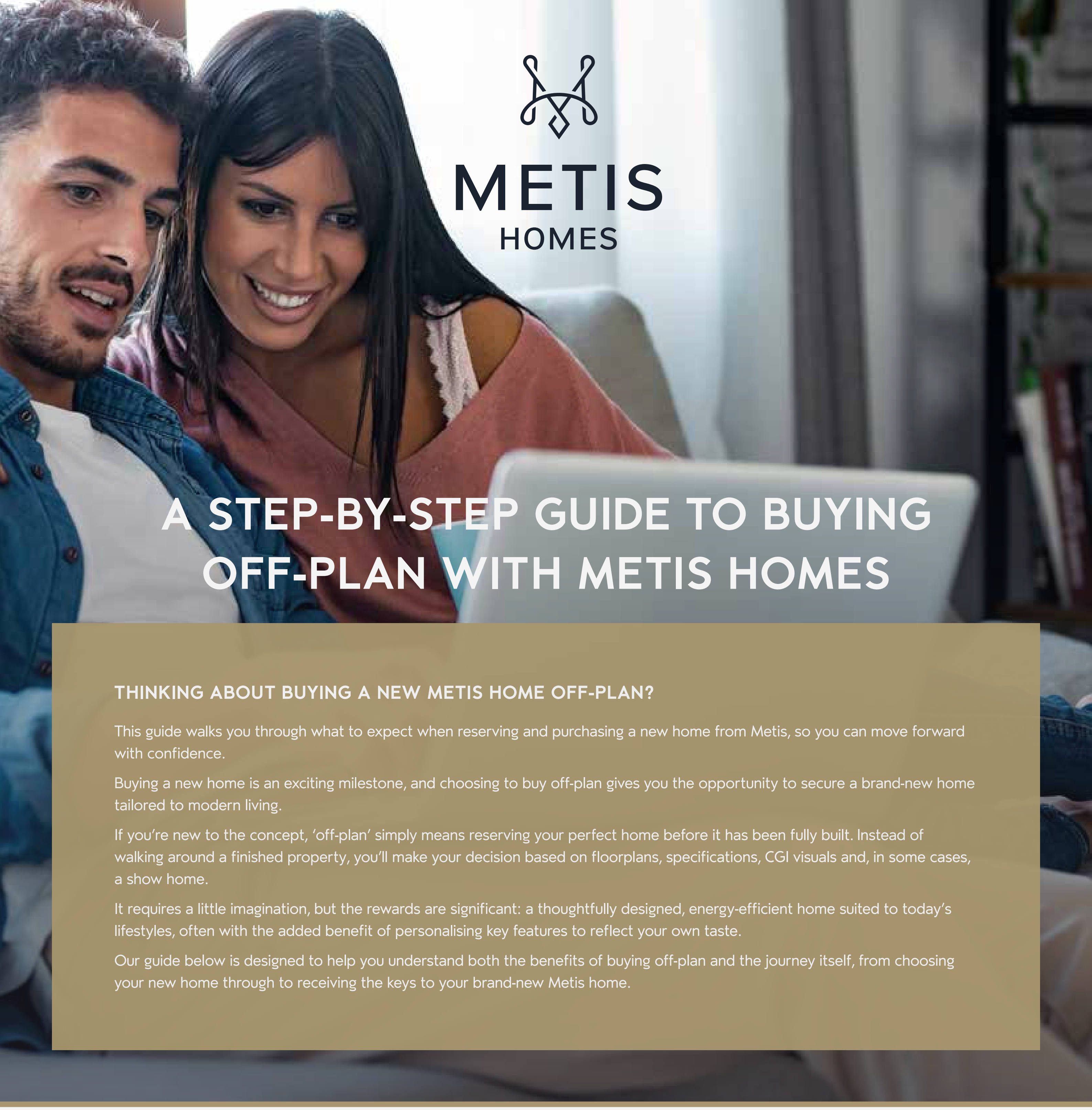

METIS HOMES

A STEP-BY-STEP GUIDE TO BUYING OFF-PLAN WITH METIS HOMES

THINKING ABOUT BUYING A NEW METIS HOME OFF-PLAN?

This guide walks you through what to expect when reserving and purchasing a new home from Metis, so you can move forward with confidence.

Buying a new home is an exciting milestone, and choosing to buy off-plan gives you the opportunity to secure a brand-new home tailored to modern living.

If you're new to the concept, 'off-plan' simply means reserving your perfect home before it has been fully built. Instead of walking around a finished property, you'll make your decision based on floorplans, specifications, CGI visuals and, in some cases, a show home.

It requires a little imagination, but the rewards are significant: a thoughtfully designed, energy-efficient home suited to today's lifestyles, often with the added benefit of personalising key features to reflect your own taste.

Our guide below is designed to help you understand both the benefits of buying off-plan and the journey itself, from choosing your new home through to receiving the keys to your brand-new Metis home.

1 CHOOSING YOUR NEW HOME

Start by exploring Metis Homes developments in your preferred location.

- ✓ Review brochures, floorplans and specifications carefully
- ✓ Understand how your chosen home sits within the development (orientation, parking and surroundings)
- ✓ Speak with the sales consultant about availability and upcoming releases
- ✓ Ask about early access or priority opportunities on new phases

2 UNDERSTANDING YOUR BUDGET AND MORTGAGE

If you require a mortgage, knowing what you can afford is a crucial first step.

- ✓ Speak to a mortgage advisor or lender early. We can recommend a mortgage advisor who specialises in new home purchases
- ✓ Secure an Agreement in Principle (AIP) to confirm your borrowing capacity
- ✓ Ensure your finances are ready when you reserve

A mortgage offer typically has a limited validity period, so timing is important. You should aim to secure a mortgage offer with sufficient validity (often up to 9 months); your mortgage advisor can guide you on this.

3 RESERVING YOUR PLOT

Once you've found the perfect Metis home, the next step is to reserve it.

- ✓ Pay a reservation fee to secure the home. This can vary depending on the property, but typically ranges from £500 to £2,000
- ✓ Your reservation fee is refundable on legal completion and may be part-refunded if you do not proceed. Please ask your Sales Consultant at the point of reservation for full details
- ✓ Receive a reservation agreement outlining the price, timelines and key details
- ✓ The reservation period is usually time-limited (often around 4–6 weeks), during which contracts must be exchanged
- ✓ Make sure you fully understand the layout, specification and any additional costs before proceeding. Your Sales Consultant will guide you through all of this

4 APPOINTING A SOLICITOR

Choose a solicitor or conveyancer with experience in new build purchases.

- ✓ They will manage the legal process and review contracts
- ✓ Handle property searches and liaise with your lender
- ✓ Ensure everything is in place for exchange and completion

We have a panel of recommended solicitors who can provide a quotation. Please speak to your Sales Consultant for more information.

5 EXCHANGE OF CONTRACTS

This is where your purchase becomes legally binding.

- ✓ You'll pay your deposit (typically 5–10%)
- ✓ Contracts are exchanged within the agreed reservation period
- ✓ Your new home is secured
- ✓ With off-plan purchases, you'll usually exchange "on notice", meaning the final completion date will be confirmed once your home is ready

6 PERSONALISING YOUR HOME

One of the biggest advantages of buying off-plan is the ability to make your home your own.

Depending on the build stage, you may be able to choose:

- ✓ Kitchen finishes
- ✓ Tiles in bathrooms and en-suites (if applicable)
- ✓ Flooring finishes

7 BUILD PROGRESS & LEGAL COMPLETION

As construction progresses, your new home begins to take shape.

- ✓ You'll be given an estimated completion timeframe initially
- ✓ A fixed legal completion date is confirmed closer to build completion, once your home has been signed off by Building Control and the warranty provider has issued certification
- ✓ Flexibility is important when planning your move

8 PRE-COMPLETION INSPECTION & FINAL CHECKS

Before moving in, you'll have the opportunity to check your home.

- ✓ Attend a pre-completion check, which may be combined with a home demonstration whereby you'll meet a member of our Customer Care team
- ✓ Identify any minor issues (known as snagging)

9 LEGAL COMPLETION & MOVING IN

This is the final step in your homebuying journey.

- ✓ Your solicitor transfers the remaining balance
- ✓ Ownership of the property is transferred to you
- ✓ You receive your keys and can move into your new home
- ✓ Ensure your home insurance is in place ahead of completion

AFTER YOU MOVE IN

Your Metis home comes with added reassurance, along with ongoing customer support and aftercare.

- ✓ Structural new-build warranty (typically 10 years)
- ✓ A 2-year aftercare service to resolve issues in line with our snagging policy

BUYING WITH CONFIDENCE

Buying off-plan can feel like a daunting prospect, particularly if you are a first-time buyer. While it differs slightly from purchasing a completed home, with the right preparation and guidance, it can be a smooth and rewarding experience.

At Metis Homes, our experienced sales team will support you every step of the way.

Call: 01962 893545 | **Email:** sales@metishomes.co.uk