

Your OneSearch Pledge Agreement

Sample Solicitors Ltd
123 Sample Street
Anytown
AB12 3CD
Sampleshire

Address: Policy Holder's Address
456 Sample Lane
Sampletown
EF45 6GH

Date of Search: 25/06/21
Your Ref: YourRef123
Certificate No: D123456
Client Ref: ClientRef456
Policy Number: 1,234

We are delighted to present you with your OneSearch Pledge agreement.

One of the legal costs associated with the purchase of a new property is the purchase of searches. Depending on the location and nature of your property, your solicitor will recommend a number of search products, which exist to reduce the risks associated with any property transaction. However, sometimes problems will arise, and you or the seller may decide not to continue with your transaction. OneSearch Pledge exists to reimburse your search costs when this happens.

Please find enclosed the information document, which you should read to ensure that you fully understand the terms and conditions within.

Important Note: The cost of purchasing OneSearch Pledge is not included in any reimbursement.

What will be reimbursed under the Search Pledge?

This Search Pledge, purchased along with your other search products from OneSearch, means we will reimburse your search costs up to a maximum of £300 if the purchase of your new property falls through as a consequence of any of the reasons listed below.

Reimbursement Reasons

You will be reimbursed for your searches if the seller withdraws from the transaction for any of the following reasons:-

- ✓ The seller is not entitled to sell the property to you.
- ✓ The seller accepts a significantly higher offer (at least £1000 more) from another buyer, and you are unwilling to increase your offer..

We will also reimburse your search costs if you withdraw from the transaction for any of the following reasons:-

- ✓ The property is damaged during the period between offer and exchange of contracts, and the cost of repair would exceed 5% of the property value.
- ✓ Your mortgage lender applies a retention of 5% or more of the accepted price.
- ✓ Your mortgage lender's survey or valuation identifies rectification work is required, and the cost of this work exceeds 5% of the sum you originally offered, or values the property at less than 90% of the accepted sale price.
- ✓ An adverse result is returned from our searches to the serious detriment of the property value.
- ✓ You, or anyone you are buying the property with, are given notice of redundancy or relocation, or are diagnosed with a terminal illness, or die.

How to claim

Please contact your solicitor if you need to claim against this guarantee. Your claim will be reviewed by OneSearch Direct and, if your claim is successful, we will reimburse your search costs within 15 working days.

Circumstances where we will not reimburse you

- ✓ If you withdraw from the purchase for reasons not listed.
- ✓ If you are aware of a previous survey result that may cause the transaction to fail.
- ✓ If you are aware of any cause to claim on this guarantee prior to the start date.
- ✓ If the exchange has not taken place within 12 months of your search order.
- ✓ If you knowingly behaved in a way that results in the failed purchase.
- ✓ If you provide fraudulent or incorrect information to us.
- ✓ In the case of redundancy, we will not reimburse you if you take voluntary redundancy, are self-employed, or are a director or partner in the company making you redundant.
- ✓ If you are buying a mobile home, caravan, or other temporary dwelling.
- ✓ Any incident affecting the housing market as a whole.

Important Note

This is not an insurance product. It is a warranty add-on provided with a bundle of searches purchased from OneSearch Direct. The cost of purchasing this product will not be included in any reimbursement.

Only products included in the same order as OneSearch Pledge will be covered under these terms, and to a maximum value of £300.