

Reservation Agreement

Development Name	Obsidian		
Developer	Trinity 2 Limited		
Development Address	Site between Trinity Way and Audacious Church to the west of Bury Street and Local Blackfriars, Salford M3 7DA		
Buyer Name or Company Name and Registered Company Number			
Buyer D.O.B			
Buyer Address or Registered Company Address			
Email			
Phone			
Plot Number		Plot Price	
APT NO		APT Address	
APT Postcode			
Est. Management fees	Approx. £4.90 per sqft	Exp. completion	Q4 2026
Tenure	Leasehold	Warranty	Protek
Reservation fee (non-refundable)		Reservation Fee Payment Method	
Reservation date			
ID	Passport	Driving licence	Proof of address
Contract to be exchanged	25%	Exchange deadline	30 days from reservation
Mortgage Required	Yes <input type="checkbox"/>	No <input type="checkbox"/>	TBC <input type="checkbox"/>
Mortgage Provider/Broker details			
Owner Occupier/Buy to Let	Owner occupier <input type="checkbox"/> Buy to Let <input type="checkbox"/>		
Deposit Terms	15% Deposit must be paid within 30 days from reservation		
Bank Account(for reservation fees only)	Trinity 2 Limited 01-09-17 66533880		
Fees to be paid on completion:	Engrossment fee of £180 + VAT Management company mobilisation fee £155 + VAT		
Developer/sellers legal details	Buyers legal details		
Clyde & Co Email: PlotSales@clydeco.com / Kimberley.Frost@clydeco.com Telephone: 0161 838 8230 Address: Two New Bailey Square, 6 Stanley Street, Salford, M3 5GS			
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Conditions relating to reservation
1. In return for the buyer paying the reservation fee, Salboy agrees to reserve the property at the purchase price until the reservation expiry date.
2. The buyer has a right to cancel their reservation at any time.
3. If the buyer cancels the reservation within 21 days of reservation, Salboy agree to pay back the reservation fee less any reasonable legal and administrative costs and other costs incurred in processing and holding the reservation (up to £1750).
4. If Exchange of Contracts does not occur before the reservation expiry period, Salboy reserve the right to remarket the property and retain the full reservation fee (up to £2000)
5. If a cancellation occurs after 30 days from the date of reservation—whether or not an extension has been agreed, and including any agreed extended reservation period—Salboy will retain the full reservation fee.
6. The reservation deposit will be deducted as part payment of the deposit on Exchange of Contracts.
7. The buyer agrees to notify their legal advisor and Salboy in writing prior to Exchange of Contracts, what spoken statements, if any, they are placing material reliance upon.
8. The buyer is responsible for all costs and expenses incurred by them in the purchase of the property, unless otherwise set out in the Reservation Agreement.

Please mark the boxes below to confirm your understanding	
We confirm we have received a copy of the consumer code Scheme, in hard or electronic form https://www.consumercodefornewhomes.com/wp-content/uploads/2023/12/Consumer-Code-for-New-Homes-v5.pdf	<input type="checkbox"/>
You hereby give us your consent and agree that access to your personal information can be shared with our solicitors Clyde & Co and the Managing Agent for the scheme	<input type="checkbox"/>
We have read, understood and accept the conditions detailed on this reservation form	<input type="checkbox"/>

Agency Details		Customer Details	
Company		Name	
Sales Consultant		Name	
Sign		Sign	
Date		Date	

By signing this form you agree to be contacted via email/phone/SMS by Salboy Group (Salboy Ltd / Salboy International Ltd / Trinity 2 Ltd) in relation to Obsidian. We do not share your personal details with third parties. © Copyright Salboy Limited 2020. All rights reserved. Salboy is a registered trademark (UK00003374975). Salboy Limited is a registered company in England and Wales (Company #09123542) & Salboy International Limited t/a Salboy is a registered company in England and Wales (Company #10739544) with registered offices at Unit 2, Block C, 14 Hulme Street, Salford, Manchester, M5 4ZG. Salboy International Limited is a member of the Property Redress Scheme (Member #PRS020066) and adheres to its Code of Practice.



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