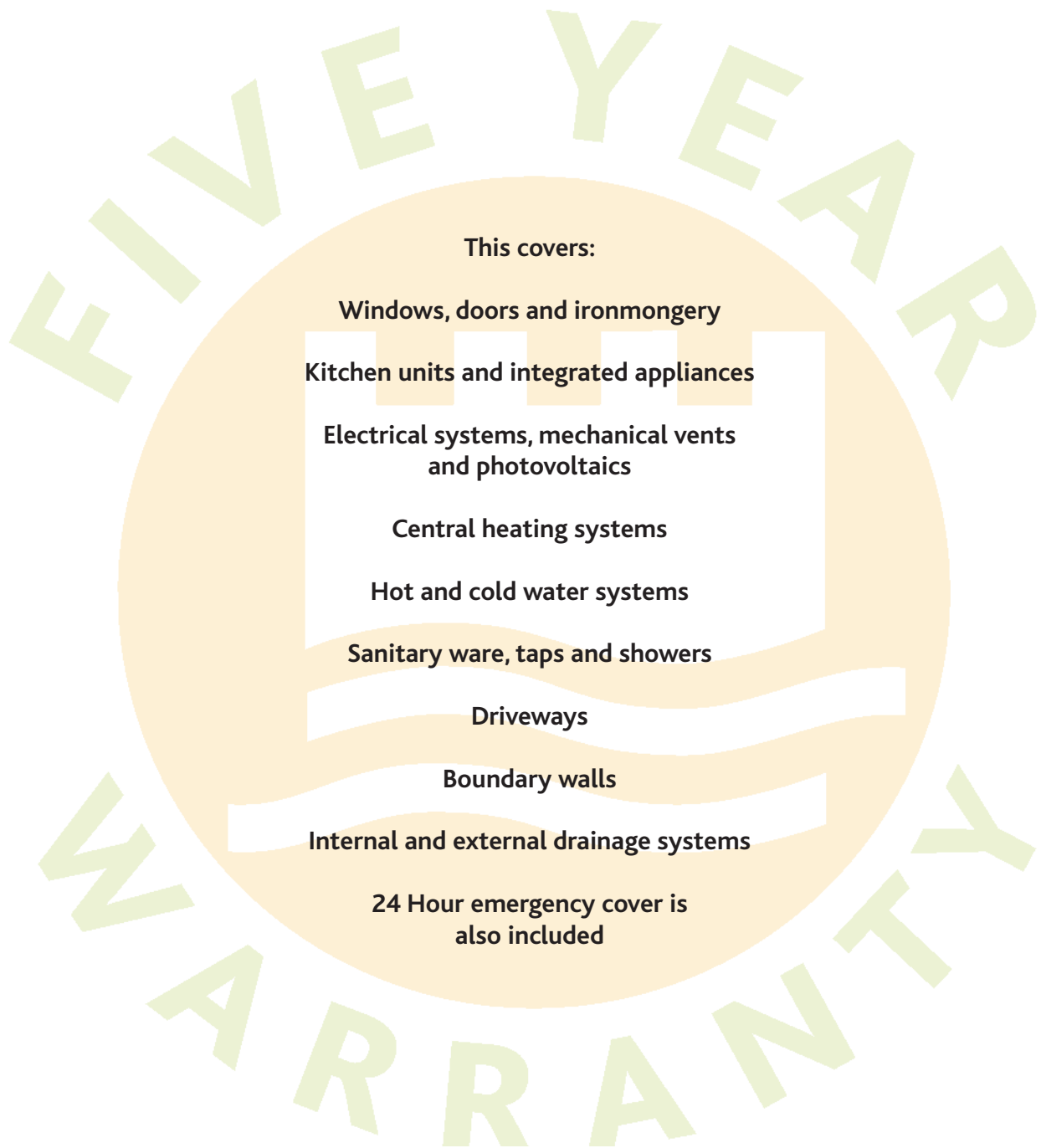


Five Year Warranty

Your home has been built to high standards and includes quality fixtures and fittings. In addition Keepmoat Homes provides a Five Year Warranty to give you complete peace of mind.



Conditions of warranty

1. Defined Words.
 - 1.1. "Commencement Date" means the date stated below.
 - 1.2. "Defect" means a fault or breakdown of a Specified Item due to defective manufacture, installation or construction.
 - 1.3. "Emergency Cover Service" means the emergency contact service operated by Keepmoat in accordance with its published terms and conditions.
 - 1.4. "Home" means the property stated below excluding any part which is a communal area, excluding footpaths and driveways.
 - 1.5. "Integrated Appliances" means proprietary electrical equipment which is comprised in kitchen units (excluding free standing appliances).
 - 1.6. "Owner" means the first purchaser of the Home for personal residential use.
 - 1.7. "Specified Item(s)" means windows, doors and ironmongery, kitchen units and Integrated Appliances, electrical systems, mechanical vents and photovoltaic panels, central heating systems, hot and cold water systems, sanitary ware, taps and showers, driveways, boundary walls, internal and external drainage systems within the Home.

Specified Items shall not include garden landscape and footpaths, garden sheds and fencing, carpets and floor coverings (including bonded surfaces), decoration and paintwork.
 - 1.8. "Validity Period" means the period between the Commencement Date and expiry of the warranty under 3.2.
2. Specified Item Warranty.
 - 2.1. If Defects occur and are notified to Keepmoat during the Validity Period, then subject to 3 and 4 below, Keepmoat will in its absolute discretion either repair or replace the Specified Items up to a maximum cost of £5,000 in the aggregate.
 - 2.2. Keepmoat shall provide an Emergency Cover Service in respect of any Defect which precludes safe occupation of the Home by the Owner.
3. Benefit and Validity Period.
 - 3.1. The warranty is for the exclusive benefit of the Owner and shall not be capable of assignment or pass to the benefit of subsequent owners.
 - 3.2. The warranty will expire upon the fifth anniversary of the Commencement Date or disposal of the Home by the Owner (whether by way of sale or granting of a tenancy or licence to occupy) whichever shall be the earlier date.
4. General Exclusions and Limitations.
 - 4.1. Keepmoat will not be obliged to repair or replace Specified Items which are:
 - 4.1.1. covered for repair or replacement by any other compensation scheme or insurance;
 - 4.1.2. not serviced and maintained in accordance with manufacturer's requirements;
 - 4.1.3. rendered defective by normal wear and tear, neglect or wilful damage or condensation or damp;
 - 4.1.4. result from alteration of the Home or installation of any new items by the Owner or the planting or removal of trees and plants.

We agree to the Terms and Conditions of this Warranty relating to:

Plot No: _____ Development: _____

Postal Address: _____

On behalf of Keepmoat Homes: _____ Date: _____

The Purchaser: _____ Date: _____