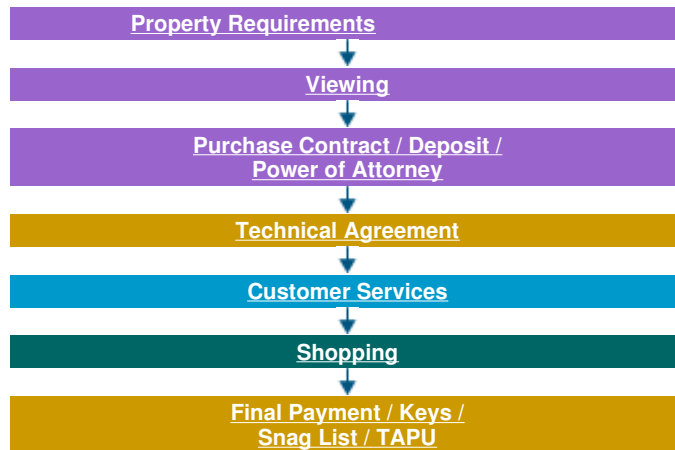


Buying Process

Pre Property Purchase



Key:

- Nicholas Homes - Sales
- Nicholas Homes - Customer Services
- Nicholas Homes – Technical
- Shopping
- Nicholas Management & Maintenance
- Nicholas Rentals

Post Property Purchase



PRE PROPERTY PURCHASE

Nicholas Homes – Sales

Property Requirements

Find your ideal property on www.nicholas-homes.com – the site is updated in real time via our content management system and shows the CURRENT details of all our Apartments and Villas available to buy. Once you have determined the type of property you are looking to purchase you can [Contact Us](#) or call us to discuss your requirements.

Viewing

We are able to arrange 3-4 day inspection trips to view your selected properties (see [Inspection Trips](#) for full details). If you are on holiday in the area and wish to view properties whilst you are there, please contact our Sales office at the Nicholas Park Hotel (0090) 252 616 7455 or visit one of the Nicholas Homes shops in Hisaronu or Calis to arrange an appointment. Better still, why not contact us before you leave and we can make an appointment to suit you via our UK Sales Office 0800 970 6956. We always endeavour to arrange personalised viewings on properties which you have identified suit your needs and budget. Nicholas Homes pride themselves on being able to build something which will suit everyone. If none of our current building portfolio suites you, then we have a stock of land where, together with our Architects we can help you build the home of your dreams in a style chosen by you.

Purchase Contract

When you have decided which property you wish to purchase, our Sales Consultants will discuss your Purchase Contract. At this stage you will be introduced to one of our Architects to discuss the Technical build details of your property. Perhaps you want additional extras such as security gates, built in BBQ on the patio, or a jacuzzi in the master bedroom – all these can be arranged at this stage.

Deposit, Payment Terms & Schedule

You can make your Payments in a choice of currencies: New Turkish Lira; UK Sterling, Euros or US Dollars. A £2,000 deposit is required to secure your property; and 10% (including the £2000 deposit) of the purchase price within 4 weeks. The stages of the balance of payments will then be negotiated at the Purchase Contract stage dependant on the completion date of the property.

Power of Attorney

It is advisable to sign a Power of Attorney with a representative of Nicholas Homes before you return home from your holiday or inspection trip. This will enable us to obtain your deeds (Tapu) on your behalf. As part of this process we will assist you in obtaining a tax number in order to open a bank account, should you so wish. [Contact Sales Department](#)

Nicholas Homes – Technical

Technical Agreement

After signing the Purchase Contract, paying the deposit and completing a Power of Attorney it is very important to visit the Technical Department (if buying a New Property). A Technical Agreement is made between you and the technical department covering – interior fixtures, location of electric sockets, colour schemes and any extras that are not fitted as standard, as well as confirming the build completion date of the property. Our Technical department have a show room where you can view some of the many different options available, including: exterior floor tiles for terrace, balcony and steps, interior floor tiles, bathroom wall tiles, bathrooms fittings, kitchen work tops, taps, doors and tiles. [Contact Technical department](#)

Nicholas Homes - Customer Services

You will be introduced to Customer Services who will help and guide you through the whole process. They will answer any questions you may have about the process, living in Turkey and the After Sales departments and services of Nicholas Homes. During the winter months, when construction is done, they will arrange for site progress photographs to be taken and uploaded to the Nicholas Owners Club website for you to view from your own home or office. Access to the Nicholas Owners Club website is available to all owners who have paid their first instalment (10%). You can also contact Customer Services after you have purchased should you have any queries or are unsure who to contact. They will help point you in the right direction. The aim of our Customer Services is to ensure your purchase of a Nicholas Home runs smoothly. [Contact Customer Services](#)

Shopping

Shopping Service

To help you furnish your property – white goods, beds, wardrobes, sofas, terrace furniture, lights, bedding, towels etc you can either shop yourself or we can put you in touch with some recommended 'Shoppers' who speak Turkish and can help you buy everything for your property. There is a charge for this service and it is payable to the Shoppers. N.B. The Shoppers are not employed by Nicholas Group. The approximate costs to fully furnish your apartment or villa are (dependant upon number of rooms, bedrooms and quality of furnishings): Apartment £3000 - £5000, Villa £5000 - £7000.

The Shoppers will do the following for you:

- Discuss and agree with you your shopping needs
- Take you by car to the shops and help translate and purchase your furnishings
- Arrange for the delivery of your goods
- Store your goods if required
- Oversee the delivery, unpacking and installation of your items

Final Payment & Keys

As soon as we receive your Final Payment(s) (as stated in your Purchase Contract) and the Technical Agreement work is completed, we will hand over the keys to your property.

Snagging List

You and your architect will inspect the finished property and agree any work required to correct any defects – the agreed list is called the snagging list. Any work required is usually completed within 10 days and will be signed off by you and your architect.

Obtaining Your Deeds (TAPU)

On completion and receipt of all payments, we will apply for your deeds and collect them for you (if you have signed a Power of Attorney). Please note, obtaining the TAPU may take up to 6 months.

POST PROPERTY PURCHASE

Nicholas Management and Maintenance

Nicholas Management and Maintenance will maintain your property inside and out, manage your property bills, and maintain the pool and gardens, including perimeter walls and lighting, pathways and gates. You will take out a Management and Maintenance agreement which will be tailored to your property and your requirements. [Contact M&M](#)

Complex Management & Maintenance

For properties that are part of a complex with a communal pool and/or garden, you will need a Complex Management & Maintenance Agreement. The services are provided on a communal basis and the costs associated with the management and maintenance of the complex are shared between all the complex property owners. A communal complex charge is applicable and must be paid on an annual basis.

A summary of the services provided are below (full details are available from Nicholas Management & Maintenance).

- Communal areas that are maintained are pathways, boundary walls, gates, balustrades, communal lights, pool furniture, etc.
- Pool Start checks at the beginning of the season.
- Shared swimming pool and pool terrace maintenance, including full cleaning and setting up by the first week of May each year, daily cleaning, pool pump maintenance, addition of pool chemicals and daily ph testing.
- Complex garden maintenance and watering.
- Sewage system checks and maintenance.
- Communal electricity management & maintenance
- Communal water management & maintenance
- Owners are required to purchase a sun bed set in the first year of ownership. A set includes two sun beds, one parasol, one parasol-base and a coffee-table. Nicholas Maintenance will keep, store, and maintain them on behalf of the owners. For all future years the costs relating to the sun bed sets will be charged on a communal basis

Property Management & Maintenance

To ensure your property is maintained inside and out, and to manage your property bills, you will need a Management & Maintenance Agreement. This agreement provides the following options:

Management Service:

This service covers bill payments such as water rates, council tax, electricity bills, etc. This service also includes arranging insurance policies – DASK, Buildings & Contents. A float is required from which all your bills will be paid, details of which will appear on your Management & Maintenance Statement. Any balances will be carried over on an annual basis. There is a charge for this service. (Full details are available from the Nicholas Management & Maintenance Department).

Maintenance Service:

This service covers all repairs that are not covered by the warranty on your property. Winter checks on properties are carried out regularly, and all properties are checked for damage following storms. Routine maintenance checks include: the adding of anti-freeze to solar panels; annual Air Conditioning unit servicing; water and electricity system checks.

This service is available 7 days a week within working hours (08:00 – 18:00) and for emergencies an emergency number is available between 18:00 – 24:00

This service requires a float to cover the cost of any parts or equipment not deemed to be claimable - such as wear and tear, details of which will appear on your Maintenance Statement. Property owners will be notified in advance of any work required costing over £100. Any balances will be carried over on an annual basis.

There is a charge for this service. (Full details are available from the Nicholas Management & Maintenance Department).

Private Properties

For properties with a private pool and/or garden, you will need to take out a Private Property Management & Maintenance Agreement. This agreement provides the following options:

- **Management Service** – as above
- **Maintenance Service** – as above
- **Water Supply option** – We will arrange delivery of water for properties not on a mains supply, and maintain the supply tanks for household and pool water
- **Pool start option** – We will empty and clean the pool at the beginning of the season; check the tiles and grouting; refill the pool with water and chemicals.
- **Pool maintenance** – We will maintain and clean the pool daily throughout the summer season, including addition of chemicals as required. This will include: vacuum the pool as and when required; clean the sun beds as and when required; maintain and keep the pool pump and filter in good working order; ensure the water tank for the pool is filled
- **Garden maintenance** – We will carry out a general tidy up of the garden at the beginning of the season; maintain the gardens throughout the summer season, keep the plants watered regularly, and cut the grass as and when required

Nicholas Rentals

Our Nicholas Rentals Department can help you to rent your property and will also provide services to you and your guests. [Contact Rentals](#)

Rentals & Lettings

If you wish to rent your property with Nicholas Rentals you will need:

- A Lettings Agreement
- A current Nicholas Management & Maintenance agreement
- Installation of a minimum 1 x fire extinguisher on each floor of your property
- Smoke alarms fitted and working in the kitchen; lounge and each bedroom.
- Two sets of linen and towels in white (up to maximum occupancy)*
- Inventory of the property at the start of the season
- Internal and external photographs of the property display on the websites
- Depth markings around the swimming pool area (this can be completed by Nicholas Management & Maintenance).
- Nicholas Rentals recommend that your appliances run off electricity and not gas – future legislation may make it compulsory
- We recommend a Safety Deposit Box is fitted for you and your guests*
- Chargeable items.

If you want to manage bookings yourself you will need:

- A Lettings (Service Only) Agreement Either type of Letting Agreement will enable you to use the Nicholas Owners Club to manage your own bookings for your property, as well as booking rental services and airport transfers for you and your guests