

PROPERTY BEING PURCHASED:

Re:

1. Please circle the correct descriptions to indicate that the property is:

*detached *semi-detached
*terraced *end terraced *house
*bungalow *flat *maisonette
2. The approximate age of the property.
3. If in the course of construction the estimated completion date.
4. Is the property empty.
5. If the property has:
a) Mains Water
YES/NO/DON'T KNOW
b) Mains Drainage
YES/NO/DON'T KNOW
c) Gas
YES/NO/DON'T KNOW
d) Electricity
YES/NO/DON'T KNOW
6. If any main service is not supplied are you aware of any alternative(s)?
7. Do the adjoining roads, streets, and pavements appear fully made up?
8. Are there any side or back roads, streets, passageways or other rights of way adjoining the property? If there are, a sketch or plan by you, overleaf will assist.
9. Do neighbours appear to have any rights of way across the front or back gardens?
10. Are there any telephone poles or any similar structures on the land?
11. Is the entrance drive shared with a neighbour?
12. Are there any unusual features about the property (e.g) cellars, any parts

of the property overhanging adjoining premises or passage-ways?

13. Did you see any extensions or alterations,
 - (a) please provide details of how the property is extended/ altered.
 - (b) Did you obtain any information about when these were carried out and whether they were done professionally?
14. Is there a garage/garage space at the property OR on a separate site?
15. Are you obtaining vacant possession of the whole of the property?
16. Is there a central heating system, did you satisfy yourself about guarantees, servicing and the condition of the system?

FIXTURES AND FITTINGS:

17. Have you confirmed with the owner(s) that the fixtures and fittings in the estate agent's particulars are included in the price of the property?
18. Are you buying from the owner any fixtures and fittings or other items at a cost above the sale price?
19. If the property is under construction have you agreed to any extras? If so, please specify in detail.

ANTI MONEY LAUNDERING

We are subject to Law Society regulations regarding anti money laundering which requires us to identify in all cases the source of the funds all of our clients intend to use to purchase a property.

Can you please assist us by answering the following questions:

20. Do you have a mortgage over any other property, if so:
- (a) Please confirm this is being redeemed on or before completion of your purchase, or
 - (b) Please confirm you have informed your new mortgagees that your existing mortgage is not being redeemed.
21. (a) Will you be obtaining a mortgage to assist with your purchase? If so, for how much will your mortgage be, and from which lender?
- (b) Please confirm the balance of the purchase monies is coming from your own funds. Please also provide brief details of the source of the funds and/or the accounts in which they are held.
 - (c) If not, please give details of who will be providing the balance and whether this will be a loan or a gift to you.

MISCELLANEOUS:

22. Will you use the property solely as your private residence?
23. (a) Are you selling your present house?
- (c) If so, must that transaction proceed simultaneously with your purchase of this property?
24. (a) Are you living in rented accommodation for which you have to give notice to terminate any tenancy?
- (b) If so, how much notice is required?
25. (a) Have any completion dates been discussed with the owners(s)?

- (b) Are there any dates on which you cannot move because of (e.g) holidays, business commitments etc?
 - (c) Is there any day of the week which you prefer (or wish to avoid) for completion?
26. On completion will there be anyone over the age of 17 moving into the property with you?
27. Will you be in the U.K. until the purchase is completed?
28. Is there any further information you wish to give us?