

LD LAW LTD

PROPERTY INFORMATION QUESTIONNAIRE

IMPORTANT NOTICE TO SELLERS

If you do not follow these instructions you may have to pay compensation to the Buyer

Please complete this form carefully. For many of the questions you need only tick the correct answer. Where necessary, please give more detailed answers on a separate sheet of paper. Then send all the replies to your Solicitor so that the information can be passed to the Buyer's Solicitor.

The answers should be those of the person whose name is on the deeds. If there is more than one of you, you should prepare the answers together.

It is very important that your answers are correct because the Buyer will rely on them in deciding whether to go ahead.

It does not matter if you do not know the answer to any question so long as you say so.

Do not tell the Buyer anything about the property unless you are willing to accept legal liability for what you say. This applies to this questionnaire and to anything else you tell him, even in casual conversation.

The buyer will be told by his Solicitor that he takes the property as it is. If he wants more information about it, he should get it from his own advisers, not from you.

If anything changes after you fill in this questionnaire but before the sale is completed, tell your Solicitor immediately. This is as important as giving the right answers in the first place.

Please pass to your Solicitor immediately any notices you have received which affect the property. The same goes for notices which arrive at any time before completion.

If you have a tenant, tell your Solicitor immediately there is any change in the arrangements but do nothing without asking your Solicitor first.

You should let your Solicitor have any letters, agreement or other document which help answer the questions. If you know of any which you are not supplying with these answers, please tell your Solicitor about them.

Please complete and return the separate Fixtures, Fittings and Contents Form. It is an important document which will form part of the contract between you and the buyer. Unless you mark clearly on it the items which you wish to remove, they will be included in the sale and you will not be able to take them with you when you move.

IF YOU ARE NOT SURE ABOUT ANYTHING, ASK YOUR SOLICITOR

1. Address of Property to be sold _____

2. Your Full Names: _____

3. Mortgages on the Property (including any second charges/further advances:

Name of Company

Address

4. BOUNDARIES

"Boundaries" mean any fence wall hedge or ditch which marks the edge of your property.

4.1 Looking towards the house from the road, who owns the boundary:-

(a) On the left? We do Next door Shared Not Known
(b) On the right? We do Next door Shared Not known
(c) at the back? We do Next door Shared Not known

4.2 Do you know of any payments to or from a neighbour to help the owner of a boundary with the cost of maintaining it ?

(Please give details)

4.3 Do you know of any boundary being moved in the last 20 years ?

(Please give details)

. DISPUTES

7.1 Do you know of any disputes about

this or any neighbouring property ? No Yes(please give details)

7.2 Have you received any complaints about anything you have, or have not, done as owners ? No Yes(please give details)

7.3 Have you made any such complaints to any neighbour ? No Yes(please give details)

8 NOTICES

8.1 Have you had any letters or notices which affect the property in any way, (for example from neighbours, the Council or government dept) ? No Yes(Please give details)

9. GUARANTEES

9.1 Are there any guarantees or insurance policies of the following types:

Please circle one answer

(a) NHBC	No	Yes	Copies Herewith	With Deeds	Lost
(b) Damp Course	No	Yes	Copies Herewith	With Deeds	Lost
(c) Double glazing	No	Yes	Copies Herewith	With Deeds	Lost
(d) Electrical Work	No	Yes	Copies Herewith	With Deeds	Lost
(e) Roofing	No	Yes	Copies Herewith	With Deeds	Lost
(f) Rot or infestation	No	Yes	Copies herewith	With Deeds	Lost
(h) Anything similar	No	Yes	Copies herewith	With Deeds	Lost

9.2 Do you have written details of the work done to obtain any No Yes Copies With Lost

of these guarantees?

Herewith deeds

9.3 Have you made or considered claims under any of these ?

No Yes (please give details)

10 SERVICES

10.1 Which of the following are connected to the Mains:- (Please tick)

(a) Gas Yes No There is none

(b) Electricity Yes No There is none

(c) Water Yes No There is none

(d) Drains Yes No There is none

10.2 Do any pipes or wires for these cross any neighbours property ?

Not as far as we know Yes Give Details

10.3 Do any pipes or wires leading to any neighbours property cross your property ?

Not as far as we know Yes Give Details

10.4 Is the water metered ?

No as far as we know Yes Give details

11. SHARING COSTS WITH NEIGHBOURS

11.1 Do you have to pay any neighbours (or they you) for anything?
(ie for maintenance of a drive or the right to cross the other's land)

Not as far as we know Yes Give Details

11.2 Have you (or they) made any voluntary payments in the past ?

Not as far as we know Yes Give Details

12. ARRANGEMENTS AND RIGHTS

12.1.1 Do you need to go next door if you have to repair your building. Yes No

If no go to question 12.1.3

12.1.2 If "Yes" have you always been able to do so without objection by the neighbours ? Yes No Give details of any objections.

12.1.3 Do any of your neighbours need to come onto your land to repair their building or boundaries ? Yes No

If "No" go to question 12.2

12.1.4 If "Yes" have they asked your permission ? Yes No

12.1.5 Have you ever objected ? Yes No Give details of Any objections.

12.2 Do you know of any other arrangements formal or informal, which may give someone rights over your property ? Yes No Give Details

13. OCCUPIERS

13.1 Does anyone other than you live on the Property ? Yes No

If "No" go to question 14.1

13.2 If "Yes" please give their full names and (if under 18) their ages -----

13.3 Do any of them have any right to stay in the property without your permission? No Yes Give Details

13.4 Are any of them tenants or lodgers ? No Yes
Please give details
& a copy of any
tenancy Agreement.

13.5 Have they all agreed to sign a form
agreeing to leave with you (or earlier) ? No Yes

14 PLANNING

14.1 Is the property used only as a private
home ? Yes No
(Give details)

14.2 Are you aware of it having been used
for anything else in the past ? No Yes
(Give details)

14.3 Has there been any building work on
the property ? No Yes
(Give details)

14.4 Have you applied for Planning
Permission or Building Regulation or
Covenant approval at any time ? No Yes Copies
herewith

15 FIXTURES

15.1 If you have sold through an Estate
Agent are all the items listed in its
particulars included in the sale? Yes No
Give details

15.2 Do you own outright everything
included in the sale ? Yes No
(Give details)

16 CENTRAL HEATING

16.1 If there is Central heating at the property
how old is it ? -----years -----months

16.2 When was the boiler last serviced ?

- 16.3 Is there a service Agreement in place ? No Yes copy herewith
- 16.4 Is the system functioning properly ? Yes But no warranties are Given.
No (give details)
- 16.5 Please confirm that the central heating system and boiler will be maintained and will be in good working order when the property is handed over at completion. Confirmed No
(give details)

17 EXPENSES

- 17.1 Have you ever had to pay anything for the use of the property ? Yes No
(Give Details)

18 GENERAL

- 18.1 Is there any other information which you think the buyer may have a right to know ? No Yes (give details)
- 18.2 What band is the property in for the purposes of Council Tax and what is the current annual sum payable ? Band _____ £
- 18.3 What is the annual water rate charge £ _____
- 18.4 Does the seller intend to transfer the telephone number No Yes
- 18.5 Has the property, so far as the seller is aware, at any time suffered from flooding, subsidence, heave, damp, wet or dry rot, beetle or other timber infestation or any other structural or drainage defect? No Yes (give details)
- 18.6 When was the electric wiring in the property last renewed or tested? _____
- 18.7 Please confirm that all unwanted items or rubbish at the property will be removed Confirmed No

including from the garden or grounds, loft and the garage.

(give details)

18.8 Has the property ever been underpinned or similar structural repairs carried out to the property.

No

Yes
(give details)

18.9 Has there been any insurance claim in respect of the property and if so are there any matters remaining outstanding.

No

Yes
(give details)

19 AUTHORITY TO DISCLOSE

I/We authorise LD Law Ltd to disclose information with regard to this sale and any related transaction to any party involved in the transaction or any transaction involved with it.

Signed _____ Dated _____

Signed _____ Dated _____