

RESIDENTIAL PROPERTY

Property purchase instructions



Clarkson Wright & Jakes
Solicitors and Notaries

PROPERTY DETAILS

Full Address of Property:

FIRST BUYER'S DETAILS

Full Name:

Present Address:

Telephone:

Home:
Mobile:
Work:

Email:

Date of Birth:

National Insurance Number:

Passport Number:

The national insurance number and passport number will be given to our search provider to enable them to submit the land transaction tax return with HMRC.

SECOND BUYER'S DETAILS

Full Name:

Present Address:

Telephone:

Home:
Mobile:
Work:

Email:

Date of Birth:

National Insurance Number:

Passport Number:

SELLER'S DETAILS

Seller's Name:

Present Address:

SELLER'S SOLICITORS DETAILS

Solicitors Name:

Address:

Reference:

Telephone:

Email:

ESTATE AGENT'S DETAILS

Estate Agent's Name:

Address:

Reference:

Telephone:

Email:

PURCHASE PRICE OF PROPERTY

£

CONTRIBUTIONS

Please specify precise contributions being made to the total purchase price (excluding mortgage) by the parties shown below.

FIRST BUYER

£

SECOND BUYER

£

OTHERS (if any)

£

PROPOSED RESIDENTS

Please give the names and ages of all persons over 18 who will be (or are likely to be) residing at the property after completion:

a) Age

b) Age

c) Age

d) Age

FIXTURES AND FITTINGS

Please supply details and use additional sheet, if required:

Included in Price or Separate Price?

Included

Separate

If included, please estimate total value:

£

If separate price, please indicate amount agreed:

£

MORTGAGE

Name of proposed Mortgage Lender:

Amount:

£

Term:

£

Type of Mortgage?

Interest only

Capital repayment

DEPOSIT / BALANCE OF PURCHASE PRICE

Please indicate:

a) Own Resources If a) from what source did the monies come from?
i.e. savings, sale of assets, bonus, inheritance etc.

b) From Bank c) From Building Society

d) Borrowed

If borrowed show full name(s) and address(es) of borrower and indicate if borrowing to be a gift or loan.

Name(s) of Borrower:

Address(es)

Gift Loan

Gift Loan

If your deposit/balance of purchase price is more than £1,000, please supply a copy of your bank statement(s) showing these funds.

SURVEY

Will you be arranging a survey?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
If yes, what type?	Basic valuation	<input type="checkbox"/>		
	Homebuyer	<input type="checkbox"/>		
	Full Structural	<input type="checkbox"/>		

Please forward a copy of the survey report to us as soon as you receive it.

JOINT OWNERSHIP

In the event of the property being purchased in the names of more than one person, please see attached joint ownership declaration form. Please sign and return this form to us.

GENERAL QUESTIONS

Are you a first time buyer?

Yes No

Do you (or your spouse if applicable) own or partly own or are the beneficiary in any way (e.g. inheritance or discretionary/bare trust) of any other residential property either in the UK or overseas. Please confirm if this property is your main residence or whether you let it out to tenants. Please also supply details of any other mortgages held.

Yes No

Please also complete and sign the attached SDLT questionnaire

When visiting the property did you notice any of the following:

(a) structural alterations to the property or any garage or outbuildings or extensions erected? If so, please give brief details

(b) Any subsisting tenancies etc.?

(c) Apart from your seller and any tenants mentioned in (b) above, are there any other persons living in the property? If so, please provide details.

Are you intending to claim a bonus from the Help to Buy ISA? If so, please provide a copy of your ISA statement or statements if more than one of you are purchasing the property?

Are in rented accommodation and must give notice then please provide us with details of the notice and your requirements for a completion date.

Please disclose any agreements made between you and the Seller. Has the Seller agreed to carry out any repairs at his expense before the completion of the Property? If so, please provide details

Are you intending to carry out any development of the Property after completion such as erecting new or extending existing buildings or changing the present use of the property?

Did the Seller mention any proposals or schemes in the area which might affect the property or did you notice any e.g. an extension to a neighbour's house or buildings on a neighbour's house or buildings on a nearby playing field. If so, please supply details

PROTECTING YOUR ASSETS

Your home is probably your largest asset and if you do not have a will in place to protect it and the other parts of your estate on your death then it will be divided in accordance with intestacy rules.

Do you already hold a will? Yes When was it made/last updated?
No

If no, would you like one of our team to contact you about our fixed price will service designed to protect your assets from intestacy, long term care and inheritance tax? Yes
No

Disclaimer: If you do not have a will in place to safeguard your assets on your death and selected 'No' above you are accepting that your estate will be divided in accordance with Intestacy Rules.

HOW DID YOU HEAR OF US?

First Buyer
(Please sign here)

Date

Second Buyer
(Please sign here)

Date