

Sellers Questionnaire

Property Information

Is the property Freehold or Leasehold?

Freehold Leasehold

For Leasehold Properties:

1. Contact details of Mgmt. Company (name/address/telephone)

2. Monthly service charge costs: £ 121.66

3. Does s/charge include insurance and/or any utility bills

4. Annual ground rent payable? £ 0.00

5. Are there any arrears in service charge or ground rent?

Yes No

If so, please provide details:

6. How many years left on lease? 977 years

7. Have you had a quote for the extension of the lease?

Yes No

Quote Amount £ n/a

Please list details of all mortgage and secured lenders
(if more than 2 secured lenders continue on a separate sheet):

1. Name of lender 1

Redemption Figure

2. Name of lender 2 n/a

Redemption Figure n/a

Please attach copies of any letters from lenders or courts if the seller is in arrears or is being threatened with eviction

8. Contact details of Freeholder (if different from Management Company): name/address/telephone

Have you made any home improvements since you have owned the property?

Yes No

1. Extensions, Conversions or Conservatory:

Yes No

2. Double Glazing:

(Fensa Certificate Required)

Yes No

3. Gas Appliances or Central Heating Boiler:

(Gas Safety Certificate Required)

Yes No

Do you hold any of the following:

1. Planning Approval and/or Building Regulations Compliance Certificates

Yes No N/A

2. Gas Safe or CORGI Installation Certificate

Yes No N/A

3. Annual Gas Safety Certificate

Yes No N/A

4. Electrical Certificate

Yes No N/A

5. Damp Course Certificate

Yes No N/A

6. Title Deeds (include original copy of any Lease)

Yes No

7. HMO Licence

Yes No

8. Fire & Asbestos Reports (needed for flats)

Yes No

9. EWS1 (Cladding Report - needed for flats)

Yes No

Seller to sign once the sellers & property information sections are completed

Vendor 1: THussey

Signature: T.Hussey (Apr 26, 2022 15:27 GMT+1)

Name: Tommy Hussey

Date: Apr 26, 2022

Vendor 2:

Signature: _____

Name: _____

Date: _____

Sellers Questionnaire Cont'd – Tenancy

Is the property tenanted?

(if 'Yes' please acknowledge the following):

Yes No

1. **Date Tenancy Started** 06/02/2021

2. **Number of people living in property**

Adults (over 18) 2 Children 1

3. **Names of Adult Tenants living in property**

4. **Mobile number for Adult Tenants**

5. **Email Address for Tenants (if known)**

Unknown

6. **Contact details for any letting agent:**

a. **Name** Bennett & Hall

b. **Tel** 02083462208

c. **Email** sharon@bennett-hall.co.uk

7. **Monthly Rent** 1150.00

8. **Rent Payment Date** 6th

(please provide rental statement for the past 12 months)

9. **Total rent arrears amount £** 0

and number of months in arrears 0

(if any - provide details separately)

10. **Is tenant fully employed or in receipt of any housing benefits**

Fully Employed

10.1. **If on benefits is this paid direct to the:**

- tenant
 landlord
 agent

11. **Tenant Deposit Paid £** 1325.00

12. **Is Deposit with a Tenant Deposit Scheme or Other?**

13. **Deposit Protection Scheme Number**

14. **Copy of Tenancy Agreement provided**

Yes No

15. **Has any Section 21 or Section 8 Notice been issued to the tenant** (please provide copy)

Yes No

16. **Are there any outstanding repairs needed?**

Please detail separately if there are.

Yes No

17. **Are tenants and letting agent aware of the sale?**

If not please contact them on signing this agreement.

Yes No

Has Tenant Been Provided with following to Serve Notice

	I have this	Tenant has this
1. Tenancy Agreement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. EPC	<input type="checkbox"/>	<input type="checkbox"/>
3. Gas Cert on taking up tenancy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Most recent gas safety in past 12 months	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Tenancy Deposit Certificate	<input type="checkbox"/>	<input type="checkbox"/>
6. Right to Rent guide	<input type="checkbox"/>	<input type="checkbox"/>

18. **Are you in dispute with the tenant or the letting agent for any reason that might affect access to the property or sale?**

Please give details

Seller to sign once the sellers & property information sections are completed

Vendor 1: THussey

Signature: T.Hussey (Apr 26, 2022 15:27 GMT+1)

Name: Tommy Hussey

Date: Apr 26, 2022

Vendor 2:

Signature: _____ Name: _____ Date: _____