

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: £ 0

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

4. Annual ground rent payable? £ 0

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? 999

7. Have you had a quote for the extension of the lease? Yes No

Quote Amount £⁰

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 none

Redemption Figure none

2. Name of lender 2

Redemption Figure

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: Yes No
(Fensa Certificate Required)

3. Gas Appliances or Central Heating Boiler: Yes No
(Gas Safety Certificate Required)

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: Dominic Wass
Signature: Dominic Wass (Aug 18, 2021 14:53 GMT+1) Name: D J Wass Date: 18/08/21

Vendor 2: Amanda Wass
Signature: Amanda Wass (Aug 19, 2021 16:04 EDT) Name: A Wass Date: 19/08/21

Sellers Questionnaire Cont'd – Tenancy

Is the property tenanted?

(if 'Yes' please acknowledge the following):

Yes No

1. **Date Tenancy Started**

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

3. **Mobile number for Adult Tenants**

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

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

a. **Name**

b. **Tel**

c. **Email**

6. **Monthly Rent**

7. **Rent Payment Date**

8. **Total rent arrears amount £**
and number of months in arrears
 (if any - provide details separately)

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

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

- tenant
 landlord
 agent

10. **Tenant Deposit Paid £**

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

12. **Deposit Protection Scheme Number**

13. **Copy of Tenancy Agreement provided** Yes No

14. **Has any Section 21 or Section 8 Notice been issued to the tenant** (please provide copy) Yes No

15. **Are there any outstanding repairs needed?** Yes No
 Please detail separately if there are.

16. **Are tenants and letting agent aware of the sale?** Yes No
 If not please contact them on signing this agreement.

Has Tenant Been Provided with following to Serve Notice

1. **Tenancy Agreement** Yes No

2. **EPC** Yes No

3. **Gas Cert on taking up tenancy** Yes No

4. **Most recent gas safety in past 12 months** Yes No

5. **Tenancy Deposit Certificate** Yes No

6. **Right to Rent guide** Yes No

17. **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

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