

Acting for a purchaser, or planning to buy a property in Elm Quay Court

In order to assist us in vetting the prospective purchaser, we request that you ask your client to complete the following information advice. The Landlord and the Management Company can then decide if the purchaser may proceed, and advise you on any requirements prior to purchase. Please allow time for the completed information to be considered before committing to any expenditure on the purchase.

Purchaser Information form:

Elm Quay Court - Tenant Questionnaire				
	Answer	Follow-up info	Explanation	
Name of prospective purchaser(s)				
Contact email address:				
Contact mobile phone number:				
Does the purchaser reside in the UK?	Yes No	If yes - Two references required to confirm ability to pay the service charge	If no – a bond of £8,000 is required to cover service charges for the first year	
Does the purchaser(s) intend to live at Elm Quay Court?	Yes No		If no – why not?	
If not, does the purchaser intend to sublet the flat?	Yes No		If not, we may have an insurance issue a the property will be vacant	
If yes, is the sub-tenant known?	Yes No			
If no, will the property be vacant for long periods?	Yes No	If yes, how long will the property be unoccupied?		
Does the purchaser need a mortgage?	Yes No			
Is that a buy-to-let mortgage	Yes No			
Which mortgage company is the loan from?				
Does your client intend to do any building work in the next two years?	Yes No			
If yes, what works are they planning to do? (Include detailed list).				

Many recent purchasers complain that they had no idea what was included in the Lease. We regard it as the solicitors' responsibility to explain key clauses of the Lease to their clients, as it can be expensive and time consuming to seek compliance at a later date.

The Lease is your contract with the Management Company and the Landlord. Please read it carefully. If there is anything you do not understand please ask your solicitor to explain it to you.

Print Name.....

Signed.....

Date.....

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