

PURCHASE INSTRUCTION FORM

Please read our Purchase Notes and then complete this form by circling the appropriate answers to confirm your instructions and wishes. Any special comments or extra information can be added on the back if necessary.

PROPERTY address

EPC Is there an Energy Performance Certificate for the property? Yes No Don't know

Title Freehold Leasehold Shared ownership

House New / Existing (Age?) Detached / Semi / Terraced

Is any part of the property over or under another property? No / Yes (Give details overleaf)

Flat Purpose built House Conversion Which floor?_

Does it have? Front/side/rear access from road Garage/Parking space/None Shed/Greenhouse/Outbuildings
Solar Panels?

NB Has it been altered or added to since original construction?

No Yes - Extension / Bedroom converted to bathroom / Garage converted to room / Loft conversion Walls/chimney removed / Double glazing / New electrics / Outbuildings / Garage (If other give details overleaf)

PRICE agreed £ Payment by Cash only Cash & Mortgage Relocation

Please state the source From Sale proceeds / Savings / Inheritance / Matrimonial settlement

of any cash payment Compensation / Family gift/loan (If other give details overleaf)

Are you buying contents? No Yes (Give details overleaf)

USE Is it for Own residence Sharing with others Sub-letting Business use Improvement & resale Other?

Do you intend to Extend / Alter property / Change use / Store caravan or boat / None (If Other give details overleaf)

SURVEY Are you having a private survey? (We would always advise you have one)

No / Yes / Arranged / To be arranged / With Mortgage Valuation / Mortgage Valuation only

Are you Woodworm No / Yes Damp No / Yes Wall ties No / Yes Gas No / Yes

checking? Central Heating No / Yes Electrics No / Yes Drains No / Yes Water No/Yes

Are you expecting any guarantees? If so please give details overleaf.

Are you concerned about use of surrounding area

e.g. views, open land, other buildings, amenities?

No / Yes (Give details overleaf)

Is the property is in an area liable to flooding or contamination? No / Yes

If so, do you want us to make the Enviro & Plan search first?

No / Yes

See our notes on searches

Please enclose your cheque to "Donnelly & Elliott" on account of search fees – see our estimate letter

OWNERS

Full Names in which property to be purchased and relationship Single / Married / Partners / Other

Names, age and relationship of any other intended occupiers None / Yes (Give details overleaf)

MORTGAGE if applicable

Name of lender

Amount of loan £ Repayment Interest only Buy to let

INSURANCE

To be arranged by Client (If so, give details overleaf) Lender

TIMING

(Please give reasonable dates based on any survey, mortgage, sale or other circumstances.)

Please note that these will help us to negotiate on your behalf but cannot be guaranteed

When would you hope to exchange contracts?/...../.....

When would you hope to move?/...../.....

Do you have a related sale? Yes No

Give details overleaf of special factors e.g. Related sale / job move / holidays / childbirth / school etc

SELLER'S POSITION / CHAIN Give details of seller's position as known to you

Buying on Only starting to look Found property to buy Ready to exchange

Selling only Willing to move out without buying on Vacant

Is there a chain beyond the Seller? (Give details as known overleaf)

We confirm we have read and understood your Purchase Guidance Notes Yes

TO BE SIGNED by all clients buying **Date** **Thank you**