

Client Questionnaire - Purchase of Property

Ref:

Address of Property to Purchase

Your Telephone No.

Home _____

Work _____

Mobile _____

Personal Details

1. Give FULL names (Inc. all Christian or forenames) and address in block capital letters of all the Purchasers.

b) Give National Insurance Number for all buyers

c) Please confirm occupation of all buyers

2. Are all the Purchasers aged 18 and over? If not give details.

YES/NO (GIVE DETAILS)

3.a) If more than one person is purchasing do you wish to purchase so that on the death of one of you the survivor automatically inherits the whole of the property.

YES/NO

b) If not do you wish the property to be held in individual shares?

YES/NO

c) Are you contributing equally to the purchase?

YES/NO

d) If you have answered yes to any of the above 3(a) to 3(c) then please sign and return the attached joint tenants/tenants in common form

4. Will anyone else be occupying the property? If so, please give full names and ages and confirm that you have informed the lender of this fact.

YES (GIVE DETAILS) NO

5. Is any part of the purchase price being paid directly to the Seller

YES (GIVE DETAILS) NO

6. Will you be using the proceeds of sale of your present property to assist you in the purchase of this property? If so, please supply details.

YES (GIVE DETAILS) NO

The Property

1. What is the agreed price of the property?

£ _____

2. Have there been any extensions or alterations made to the property including the fitting of double-glazing?

YES (GIVE DETAILS) NO

3. Are you obtaining vacant possession of the whole of the property?

YES/NO (GIVE DETAILS)

4. Is the property vacant at present?

YES/NO

Financial

1. State the amount of Mortgage for which you have applied.

£ _____

2. Will the Mortgage be on an endowment basis? If yes:-

a) Please supply details of the Policy(s)

b) Please give the name, address and telephone number of the Broker/Financial advisor dealing with the Policy.

3. To which Building Society/Bank are you applying for the Mortgage?

4. Are you providing the balance of the money out of your own resources without recourse to any further borrowing?

YES/NO (GIVE DETAILS)

5. What deposit have you paid to the

£ _____

Estate Agent?

Please give details of their name and address.

Local Authority Environmental and Drainage Searches

We suggest that these are put in hand as soon as possible in order to avoid any delay. Please let us have a cheque in favour of Barnes & Partners for £500.00

ENCLOSED YES/NO

I/We hereby acknowledge that I/we have received and read the client care letter which was enclosed with this questionnaire

Dated

Signed_____

Signed_____

All joint owners to sign

Please note that we can also provide advice regarding the making of a Will. If you are interested then please complete and return the enclosed Wills form.

JOINT TENANTS/TENANTS IN COMMON

When property is owned by two or more people for their own benefit it is expressed to be owned by them either as joint tenants or tenants in common. These are legal terms which may be best described as follows:-

Beneficial Joint Tenants

Where co-owners hold land as beneficial joint tenants whether or not they are married they will be deemed to own the property jointly and on the death of one party the land passes automatically to the survivor irrespective of that persons Will or the intestacy laws. The intestacy laws are applicable where a person dies without having made a Will as a result of which an Act of Parliament deals with the distribution of the Estate.

If therefore it is your intention that the property be bought jointly and you wish the property to pass to your partner on your death then the joint tenancy provisions will, of course, apply.

Tenants in Common

Where property is held by co-owners as tenants in common each party will own a defined share of the property which they will stipulate. By owning the property as tenants in common you are able to reflect the percentages to which you will each be entitled in any future sale of the property reflecting the contribution made by each of you. A Deed of Trust should be drawn up to reflect the arrangement you have agreed.

On the death of one party that deceased persons share in the property would be disposed of under the terms of his Will or (if the person died without having made a Will) under the intestacy laws dealing with disposal i.e. to relatives as laid down by the intestacy laws.

(if you wish to hold the land as tenants in common but for the time being at least wish to leave the property to your partner then all this is required is a simple Will drawn to that effect)

ACTION REQUIRED BY YOU

Please return this form duly completed showing your intention. I require:-

- A. The property to be held as joint tenants YES/NO
- B. The property to be held as tenants in common YES/NO
- If tenants in common denote here the shares % and %
- C. Further advice before I make my decision YES/NO

I understand the information contained in this form
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SIGNATURE OF ALL PERSONS REQUIRED