

Supplemental Enquiries before Contract

Property Subject to Lettings

Property:	24 Lake Road, Hoylake, Wirral CH47 2BX
Seller:	Keith Edward Roberts and Sheena Anne Roberts
Buyer:	

Notes	
1.	These enquiries relate to the Property and every part of it.
2.	Please supply full answers with copies of relevant documents, plans and correspondence.
3.	Where appropriate "Seller" includes a prospective landlord, "Buyer" a prospective tenant and "sale" the grant of a lease.
4.	"Seller" includes previous owners where information is within the Seller's knowledge.
5.	"Lease" includes tenancy agreement and licence for occupation.
6.	"Lessor" includes the Seller and a management company or maintenance trustee where appropriate.

The Buyer requests replies to the following enquiries.	The following replies are given to the best of the Seller's knowledge, information and belief.
ENQUIRIES	REPLIES

1. TERMS OF LEASES

- | | | |
|-----|--|----|
| 1.1 | Is there any letting the terms of which are not evidenced by a copy lease or related document previously supplied? | No |
| 1.2 | In relation to the lettings for which copy leases and related documents have been supplied, have the terms been varied (apart from variations evidenced by copy documents previously supplied)? | No |
| 1.3 | Is there any residential letting to which the Rent Acts or Housing Acts apply ? | No |
| 1.4 | Have any consents been given for alterations, changes of use, assignment, subletting or any other action by a lessee (apart from consents evidenced by copy documents previously supplied)? | No |
| 1.5 | Have any break notices been served by the lessor or any lessee? | No |
| 1.6 | Was any tenancy dated on or after 1st January 1996 granted pursuant to an order, agreement, option or pre-emption agreement made before that date, so that it is not a "new tenancy" under the Landlord and Tenant (Covenants) Act 1995? | No |

If so, please supply a copy of the document pursuant to which it was granted.

2. LESSEES, SUBLESSEES AND GUARANTORS

- 2.1 Please supply -
- (a) a list of the current lessees and their addresses for service of rent demands;
 - (b) a copy of any financial and other information and references obtained concerning them.
- 2.2
- (a) Are there any sub-lettings?
 - (b) If so, please supply copies of the subleases and related documents (unless previously supplied).
- 2.3 Are there sufficient qualifying residential lessees for the provisions of Part 1 of the Landlord and Tenant Act 1987 to apply? If so, what notices have been served under that Act?
- 2.4 Has any current guarantor acted as guarantor of any previous lessee?

G.F.
Janice Purseu
24 Lake Rd.
F.F.
Emma Hertlym.
24 Lake Rd
No

None.

No

3. RENTS AND OTHER PAYMENTS

- 3.1 Please supply a list stating, in respect of each letting -
- (a) the current rent;
 - (b) the instalments by which it is payable (eg. quarterly in advance);
 - (c) the percentage used to calculate the service charge and insurance contribution;
 - (d) the current interim service charge;
 - (e) the current insurance contribution.
- 3.2 If the rent currently payable under any letting is not the rent stated in the lease, please supply copies of memoranda of rent review, notices of increase of rent or other relevant documents.
- 3.3 Has the option to tax for VAT purposes been exercised in respect of the Property?
- If so -
- (a) please supply evidence of that and of its notification to HM Revenue & Customs and their acknowledgement;
 - (b) do all the lessees pay VAT on the rent?
- 3.4 Are all the lessees prompt in paying rent on or about the due date? If not, please give details of past and present arrears.
- 3.5 Has any payment been made to a lessee in connection with -
- (a) the grant of a lease;
 - (b) alterations or fitting out works;
 - (c) rent review?

G.F. £385pm. F.F. £475pm.
monthly in advance
(4th) (7th)
none
none
none

N/A

No

Promptly paid G.F.
1st Floor usually a week late

No

4. RENT ASCERTAINMENT

- 4.1 Has any rent been fixed by an expert, arbitrator, rent officer, rent assessment committee, court, tribunal or other third party? If so, please supply a copy of the award or determination. No
- 4.2 Has any rent review provision been invoked but not yet determined? If so, please supply copies of all notices, correspondence and notes of discussions. No
- 4.3 Has any change in rent payable as from a future date been agreed? No
- 4.4 Have there been any lessee's improvements which are to be disregarded at rent review? No
- 4.5 Has any reviewed rent been agreed on a different basis from that prescribed by the lease? No

5. SERVICE CHARGES

- 5.1 (a) Please supply a copy of the service charge accounts for the last three years. none
- (b) Are there any outstanding disputes or complaints relating to past service charges? n/a
- (c) If the service charge includes any sums relating to the CRC Energy Efficiency Scheme, how have allowances and other costs been attributed to the Property and how does the Seller propose to deal with them in the service charge reconciliation as at completion? n/a
- 5.2 (a) Please supply copies of the service charge estimate for the current year and of any notices or correspondence relating to current and future service charge expenditure. none
- (b) Are there any disputes or complaints relating to the current or estimated service charges? n/a
- (c) If any of the lessees' service charge liabilities are governed by the Landlord and Tenant Act 1985, please supply evidence that all the requirements of that Act have been fulfilled to entitle the lessor to full recovery of the service charges. n/a
- 5.3 (a) Has there been any expenditure of the lessor on works to, or services at, the Property which has not been fully recoverable through past service charges? n/a
- (b) Is there reason to think that any recent or proposed expenditure will not be fully recoverable through the service charge? n/a

10.2 Where the lessees are liable to pay insurance contributions to the lessor who insures, do the lessees pay their contributions promptly?

N/A

10.3 If the lessees have paid contributions towards premiums for insurance covering a period extending beyond the completion date, will the Seller undertake to cancel the insurance as from completion and obtain and remit to the lessees the appropriate proportion of their contributions?

N/A

10.4 Where a lessee insures, please confirm that there has been no default by the lessee in paying premiums and that the insurer has noted the interest of the lessor.

N/A

11. FIXTURES AND FITTINGS

Please supply a full list of landlord's fixtures and fittings at the Property.

As provided on
Form TA10

SIGNED

SIGNED

KA Roberts
ME Robert

Solicitors for the Buyer

Solicitors for the Seller

Reference:

Date:

10/3/2017

Reference:

Date: