

# **SELLER'S LEASEHOLD INFORMATION FORM**

Address of the property:

**If you live in leasehold property, please answer the following questions. Some people live in blocks of flats, others in large houses converted into flats and others in single leasehold houses. These questions cover all types of leasehold property, but some of them may not apply to your property. In that case please answer them N/ A.**

**The instructions set out at the front of the Seller's Property Information Form apply to this form as well. Please read them again before giving your answers to these questions.**

**If you are unsure how to answer any of the questions, ask your solicitor.**

## **Part I- to be completed by the seller**

### ***1- Management Company***

1.1 If there is a management company, which is run by the tenants, please supply any of the following documents which are in your possession:

*Please mark the appropriate box*

a. Memorandum and articles of association of the company

enclosed	to follow	lost	N/A
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b. Your share or membership certificate.

enclosed	to follow	lost	N/A
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c. The management account for the last 3 years.

enclosed	to follow	lost	N/A
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d. Copy of any regulations made by either the landlord or the company additional to the rules contained in the lease

enclosed	to follow	lost	N/A
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e. The names and addresses of the secretary and treasurer of the company

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**2- The Landlord**

2.1 What is the name and address of your landlord?

\_\_\_\_\_

2.2 If the landlord employs an agent to collect the rent, what is the name and address?

\_\_\_\_\_

2.3 Do you have the landlord's receipt for the last rent payment?

Yes please send

No: (Explain why not)

\_\_\_\_\_

2.4 Do you pay a share of the maintenance cost of the building?

Yes send receipt or demand for last payment

No: (Explain why not)

\_\_\_\_\_

**3- Maintenance Charges**

3.1 Do you know of any unusual expense likely to show in the maintenance charge accounts in the next year or two?

YES  NO

IF YES, PLEASE GIVE DETAILS

\_\_\_\_\_

3.2 How much have you paid in maintenance charges in each of the last three years?

.....

3.3 Do you have the receipts for these?

no  yes  enclosed  to follow  lost

3.4 Do you know of any problems in the last three years between flat owners and the landlord or maintenance company about the maintenance charges, or management method?

YES  NO

IF YES, PLEASE GIVE DETAILS

\_\_\_\_\_

3.5 Have you challenged the maintenance charge or any expense in the last three years?

YES  NO

IF YES, PLEASE GIVE DETAILS

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3.6 Do you know if the landlord has had any problems in collecting the maintenance charges from other flat owners?

IF YES, PLEASE GIVE DETAILS

YES	NO
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#### **4- Notices**

A landlord may serve a notice on a printed form or in the form of a letter and your buyer will wish to know if anything of this sort has been received.

4.1 Have you had a notice from the landlord that he wants to sell his interest in the building?

no	yes	enclosed	to follow	lost
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4.2 Have you had any other notice or letter about the building, its use, its conditions or its repair and maintenance?

no	yes	enclosed	to follow	lost
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#### **5- Consents**

5. Are you aware of any changes in the terms of the lease or of the landlord giving any consents under the lease? (This may be in a deed, a letter or even verbal). If not in writing, please supply details.

no	not known	yes	enclosed	to follow	lost
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#### **6- Complaints**

6.1 Have you received any complaints from the landlord, any landlord above him, management company or any other tenant about anything you have or have not done?

IF YES, PLEASE GIVE DETAILS

YES	NO
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6.2 Have you had cause for complaint to any of them?

IF YES, PLEASE GIVE DETAILS

YES	NO
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6.3 Have you complained to anyone else about the conduct of any other occupier?

IF YES, PLEASE GIVE DETAILS

YES	NO
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## **7- Insurance**

7.1 Do you have to arrange the insurance on the building?

YES	NO
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IF NO, GO TO QUESTION 7.4

7.2 If YES, do you have a copy of the insurance policy?

enclosed	to follow	lost
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7.3 Do you have a copy of the receipt for the last payment of the premium?

enclosed	to follow	lost
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7.4 Do you have a copy of the insurance policy arranged by the landlord of the management company and a copy of the schedule for the current year?

no	yes	enclosed	to follow	lost
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## **8- Decoration**

8.1 If outside decoration is your responsibility, when was it last done?

in year	not known
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## **9- Alterations**

9.1 Are you aware of any alterations having been made to your property since the lease was originally granted?

yes	no	not known
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IF YES, PLEASE GIVE DETAILS

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9.2 If Yes, was the landlord's consent obtained?

no	not known	yes	enclosed	to follow	lost
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## **10- Occupation**

10.1 Are you now occupying the property as your sole or main home?#

YES	NO
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10.2 Have you occupied the property as your or main home (apart from usual holidays and business trips)?

a. continuously throughout the last year?

YES	NO
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b. continuously throughout the last 3 years?

YES	NO
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c. for periods totalling at least 3 years during the last 10 years.

YES	NO
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**11- Enfranchisement**

11.1 Have you served on your immediate or superior landlord a formal notice under the enfranchisement legislation stating your desire to buy the freehold or be granted an extended lease?

no	yes	enclosed	to follow	lost
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If so, please supply a copy.

11.2 If the property is a flat in a block, have you served on the immediate or any superior landlord any formal notices under the enfranchisement legislation relating to the possible collective purchase of the freehold of the block or part of it.

no	yes	enclosed	to follow	lost
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If so, please supply a copy.

11.3 Has any letter or notice been served upon you in response?

no	yes	enclosed	to follow	lost
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Signature(s):.....

.....  
Date:.....