

Property Information Questionnaire

The information provided by the seller described below only **relates to the period during which the seller has owned the property.**

Property address	
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Seller(s)	
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Date this form is completed	
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Property Information Questionnaire (New Homes)

About this form

This form should be completed by the seller. The seller may be the owner or owners; a representative with the necessary authority to sell the property for an owner who has died; a representative with the necessary authority to sell the property for an owner who has died; a representative with the necessary authority to sell the property for a living owner (e.g. a power of attorney) or be selling in some other capacity. The form should be completed and read as though the questions were being answered by the owner.

If you are the seller, you should be aware that:

- Answers given in this form should be truthful and accurate to the best of your knowledge. The questions have been designed to help the smooth sale of your home. Misleading or incorrect answers are likely to be exposed later in the conveyancing process and may endanger the sale.
- Information included in this form does not replace official documents or legal information. You should be prepared to provide such documents on request in support of the answers given in this form.
- If you hold any guarantees for work on your property, your buyer's conveyancer is likely to ask for evidence, which it is in your interests to make available as soon as possible.
- If anything changes to affect the information given in this form prior to the sale of your home, you should inform your conveyancer or estate agent immediately.

If you are an estate agent, you should be aware that:

- This form should be completed by the seller but it is your responsibility to ensure that it is included in the Home Information Pack.
- The Property Misdescriptions Act 1991 does not apply where the form has been completed solely by the seller.

If you are the buyer, you should be aware that:

- This information contained in this document should have been completed truthfully and accurately by the seller. However, the information only relates to the period during which the seller has owned the property (see Question 1) and does not replace official documents or legal information and you should confirm any information with your conveyancer.
- This form is not a substitute for the work of your conveyancer. If in doubt and before entering into a binding commitment, you should confirm any details with your conveyancer.

The seller must provide the information set out in Part 1 of this questionnaire.

Where the property being sold is a leasehold property, the seller must also complete Part 2 of this questionnaire.

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PART 1: ALL PROPERTIES		
1.	Is the property a listed building or contained in a listed building?	Yes No
2.	Has the property received building regulation approval? If "Yes", please give details:	Yes No
3.	Has the property received a building regulation completion certificate? If "No", please give details:	Yes No
4.	Is the property sold with a warranty? If "Yes", please give the name of the provider:	Yes No
5.	What parking arrangements exist or are planned for your property?	<input type="checkbox"/> Garage <input type="checkbox"/> Allocated parking space <input type="checkbox"/> Driveway <input type="checkbox"/> On street <input type="checkbox"/> Resident permit <input type="checkbox"/> Metered parking <input type="checkbox"/> Shared parking <input type="checkbox"/> Other (specify):
Other matters affecting the property		
6.	Has there been any damage to the property as a result of storm or fire since you have owned it? If "Yes", please give details:	Yes No

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<p>7. Are you aware of any flooding at the property since you have owned it or before?</p> <p>If "Yes", please give details:</p> <p>NOTE: The buyer is advised to check the Environment Agency website for an indication of flood risk in the area. www.environment-agency.gov.uk/flood</p>	<p>Yes No Don't know</p>
<p>8. Has there been or is there any preventative work planned for dry rot, wet rot or damp in the property?</p> <p>If "Yes", please give details:</p> <p>(a) If the answer to (8) was "Yes", are there any guarantees relating to this work?</p> <p>If "Yes", please give details:</p>	<p>Yes No Don't know</p> <p>Yes No Don't know</p>
<p>Utilities and services</p>	
<p>9. Is there or will there be central heating in the property?</p> <p>If "Yes", please give details of the type of central heating:</p>	<p>Yes No Don't know</p>
<p>10. Please indicate which services are or will be connected to the property:</p>	<p><input type="checkbox"/> Electricity</p> <p><input type="checkbox"/> Gas</p> <p><input type="checkbox"/> Water mains or private water supply</p> <p><input type="checkbox"/> Drainage to public sewer</p> <p>If not connected to a public sewer, please indicate whether there will be a cesspool or septic tank:</p> <p><input type="checkbox"/> Telephone</p> <p><input type="checkbox"/> Cable TV or satellite</p> <p><input type="checkbox"/> Broadband</p>

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Access			
11. Is there a right of access through any neighbouring homes, buildings or land? If "Yes", please give details:	Yes	No	Don't know
12. Does any other person have a right of access through the property? If "Yes", please give details:	Yes	No	Don't know
Leasehold properties			
13. Is the property a leasehold property? If "Yes", please complete Part 2 of this questionnaire. If "No", there is no need to complete Part 2 of this questionnaire.	Yes	No	

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PART 2: ADDITIONAL INFORMATION FOR LEASEHOLD PROPERTIES

Only complete this part if the property is a leasehold property.

If the lease is a new one and has not yet been granted, please answer the questions based on the draft terms of the lease.

Before entering into a binding commitment, buyers should confirm any matter relating to the leasehold ownership by reading the lease, if one is available, and checking the position with their conveyancer.

<p>14. Is there a lease for the property?</p> <p>(a) If "Yes", please answer the remaining questions.</p> <p>(b) If "No", please answer the remaining questions to the extent that the information is available.</p>	<p>Yes No</p>
<p>15. What is the name of the person or organisation to whom the following will be paid?</p> <p>(a) ground rent</p> <p>(b) service charges (if different from (a) above)</p>	
<p>16. What is the length of the lease?</p>	
<p>17. How much is the proposed ground rent?</p>	
<p>18. How much is the proposed annual service charge?</p>	
<p>19. How much is the proposed annual buildings insurance premium (if not included in the annual service charge)?</p>	
<p>20. Does the lease prevent:</p> <p>(a) subletting?</p> <p>If "Yes", please give details:</p>	<p>Yes No Don't know</p>

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<p>(b) keeping pets?</p> <p>If "Yes", please give details:</p>	<p>Yes</p>	<p>No</p>	<p>Don't know</p>
<p>21. Does the lease allow:</p> <p>(a) the use of a car park or space?</p> <p>If "Yes", please give details:</p> <p>(b) access to a communal garden (where applicable)?</p> <p>If "Yes", please give details:</p>	<p>Yes</p>	<p>No</p>	<p>Don't know</p>
<p>22. Leases often permit or prevent certain types of activity relating to the use of the property, those referred to in Question 20 are examples. Are there any other conditions or restrictions in the lease which could significantly impact on a person's use of the property?</p> <p>If "Yes", please specify:</p>	<p>Yes</p>	<p>No</p>	<p>Don't know</p>

Declaration by the seller(s)/or other authorised body or person(s)

I/We confirm that the information in this form is true and correct to the best of my/our knowledge and belief.

Signature(s): _____

Date: _____