

Sales Offer Form

PROPERTY ADDRESS:

CONFIRMATION OF THE OFFER AMOUNT:

Names, addresses, emails and contact numbers of all purchasers :	
Names, addresses, emails and contact numbers of any party contributing funds for the purchase:	
Name, address, email and contact number for your solicitor :	
Name, address, email and contact number for your broker or financial advisor (if applicable):	
Is a mortgage required?	
If yes, do you have a decision in principle and if so with which lender?	
If a mortgage is required, what amount is being put down as a deposit ?	
Please confirm the source and breakdown of your deposit funds (e.g. <i>cash held as savings; funds coming from proceeds of a sale; remortgage of another property</i>)	
Is your offer dependant upon the sale of another property ?	
If yes , please confirm the property address, estate agent contact details, and date that the property went under offer.	
Do you intend to instruct a private building survey in addition to any mortgage valuation?	
Is your offer dependant on any specific inclusions (e.g. white goods, loft space, gardens) etc.	

Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 – Identity Verification

Under these Regulations we have an obligation to verify your identity.

If your offer is accepted we will not be able to issue the Memorandum of Sale (the document that is sent to both solicitors so that they can commence the conveyancing) until the following documents have been provided to us:

Evidence of Name: One document from the following list:

- Current full signed passport
- Resident permit issued to EU nationals by Home Office
- Current UK/EU photo driving licence (old paper license and new photocard license accepted)

Evidence of Address: One document from the following list:

- Current UK/EU photo driving licence (old paper license and new photocard license accepted)
- Current local authority tax bill
- State pension or benefits book/notification letter
- Local authority rent card or tenancy agreement
- Most recent mortgage statement
- Bank, building society or credit union statement or passbook
- Utility bill (not mobile)

NB: You cannot use the same document for proof of Name and Address)

We require you to attend our offices to present the original copies of documents from the above lists which we will need to photocopy and retain in our files. If you are unable to attend our offices within 48 hours, please scan/email a copy of the documents. We will accept scanned copies of documents in order to proceed with the issue of the Memorandum of Sale, however please note that you are required to present original documents to us no later than 28 days later and before contracts are exchanged on the purchase of the property. Failure to present these documents may result in your file being passed to the Nation Crime Agency in accordance with our obligation to verify the identity of all of our clients.



Important Note:

If your offer is dependent on any information provided verbally or in writing (excluding the information contained within the Property Particulars) by any employee of Beresford Residential, please include full details in the section on page 2.

Any information noted will be highlighted on the Memorandum of Sale if your offer is accepted, and we will request that solicitors verify this information.

Any information provided to you (verbally or in writing) but not disclosed on this Offer Form should not be relied upon without formal confirmation from your solicitor.

Details of any information being relied upon, in relation to any of the following:

- Location or address.
- Aspect, view, outlook or environment.
- Availability and nature of services, facilities or amenities, or proximity to them.
- Accommodation, measurements, sizes, fixtures and fittings.
- Physical or structural characteristics, form of construction or condition.
- Fitness for any purpose, or strength of any buildings or other structure on land or of land itself.
- Treatments, processes, repairs or improvements, or the effects of these.
- Conformity or compliance with any scheme, standard, test or regulations or the existence of any guarantee.
- Survey, inspection, investigation, valuation or appraisal by any person or the results of these.
- The grant or giving of any award or prize for design or construction.
- History, including the age, ownership or use of land or any building or fixture and the date of any alterations to these.
- Person by whom any building (or part of any building), fixture or component was designed, constructed, built, produced, treated, processed, repaired, reconditioned or tested.
- The length of time during which land has been available for sale either generally, or by or through a particular person.
- Price and previous price.
- Tenure or estate, length of any lease, or of the unexpired term of any lease and the terms and conditions of a lease.
- Amount of any ground-rent, rent or premium, frequency of any review or any rent-charge.
- Where all, or any part of any land is let to a tenant, or is subject to a licence, particulars of the tenancy or licence, including any rent, premium or other payment due and frequency of any review.
- Amount of any service or maintenance charge or liability for common repairs.
- Council tax payable in respect of a dwelling.
- Rates payable in respect of non-domestic hereditament within the meaning of Section 64 of the Local Government Finance Act 1988.
- Existence or nature of any planning permission or proposals for development, construction or change of use.
- In relation to land in England and Wales, the passing or rejection of any plans or proposed building work in accordance with Section 16 of the Building Act 1984 and the giving of any completion certificate in accordance with Regulation 15 of the Building Regulations 1991.
- Application of any statutory provision which restricts the use of land or which requires it to be preserved or maintained in a specified manner.
- Existence or nature of any restrictive covenants, or of any restrictions on re-sale, restrictions on use, or pre-emption rights.
- Easements, servitudes, wayleaves, or existence and extent of any public or private right of way.
- Any other material matter not mentioned above.

Signed:

Name:

Date:

IF YOU ARE COMPLETING THIS DOCUMENT ELECTRONICALLY AND RETURNING UNSIGNED, PLEASE TYPE YOUR NAME AND DATE OF BIRTH INSTEAD OF SIGNING THE DOCUMENT