

Buyer information



Document date

Address or proposed address of the property

Postcode Plot number

This form should be completed and read in conjunction with the explanatory notes available separately

This form is to be used when a 'subject to contract' offer has been accepted by the seller. In this form the 'seller' means the owner or contractual seller.

1 Home Information Pack contents

1.1 Please state the date of the most recent Home Information Pack for this property and supply a copy.

Enclosed

1.2 Are there any TransAction forms (except TA1 and TA2) in the Home Information Pack that do not include the name of the person who gave the information contained in it?

Yes No

If Yes, please give details:

1.3 Has there been any change to the information given by the seller in the TransAction forms contained in the Home Information Pack?

Yes No Not applicable

Given below Enclosed

If Yes, please give full details of any changes or supply copies of amended documents:



1.4 Has there been any change in any other information supplied in the Home Information Pack?

- Yes No Not applicable
 Given below Enclosed

If Yes, give full details and supply copies if applicable:

2 TransAction forms

Are there any questions that remain unanswered on TransAction forms (except TA1 and TA2) previously supplied by the seller?

- Yes No Not applicable
 Given below Enclosed

If Yes, please supply the answers to those questions:

3 Radon

3.1 Has a Radon test been carried out on the property?

- Yes No Not known

If Yes, please supply a copy of the report.

- Enclosed

3.2 Was the property built with precautions against the build up of Radon gas or have any remedial works been carried out to alleviate build up of Radon gas?

- Yes No Not known

If Yes, please give details:

4 Security

Has the property been burgled during the seller's ownership?

- Yes No

5 Security systems

5.1 Are there any burglar alarms or other security devices fitted to the property and included in the sale?

Yes No

If Yes, please answer (a) - (c) below:

(a) give a list of the alarms and devices and state whether they are owned or leased by the seller:

(b) provide details of any services, guarantee or maintenance agreement:

(c) are all payments under such contracts up to date?

Yes No

If No, please give details:

5.2 Does the property have the benefit of security locks or bolts details of which must be registered with the manufacturer?

Yes No

If Yes, please give details:

5.3 Is the seller in possession of keys for all lockable doors and windows?

Yes No

Note: The seller must hand over all keys to the property at completion, as to be agreed with the buyer and the buyer's solicitor.

5.4 Please supply the following information about any burglar alarm or other security system fitted to the property:

Supplier's name	<input type="text"/>
Make and model	<input type="text"/>
Supplier's address	<input type="text"/>
Telephone number	<input type="text"/>
Mobile telephone number	<input type="text"/>
Email address	<input type="text"/>

6 Parking

6.1 Are there any parking restrictions in the road which the property fronts? Yes No

If Yes, please give details:

6.2 If there are parking restrictions, is the seller aware of any proposals to alter them? Yes No

If Yes, please give details:

7 Development

Is the seller aware of any proposals to develop any adjoining or neighbouring land or carry out any alterations to buildings thereon? Yes No

If Yes, please give details:

8 Insurance

8.1 Will the seller maintain insurance cover until completion? Yes No

8.2 Has insurance cover for the property ever been refused or subject to loading or abnormal excesses? Yes No

If Yes, please give details:

8.3 Can the buyer retain the existing cover if required, subject to the agreement of the insurer? Yes No Not known

If Yes, please give details:

9 Timing of the sale

9.1 Is this sale dependent on the seller buying another property? Yes No

If Yes, what stage have negotiations reached?

9.2 Does the seller require a mortgage? Yes No

If Yes, please give details including whether an offer has been received and/or accepted or a mortgage certificate obtained:

10 Moving date

Has the seller any special requirements about a moving date?

Yes No

If Yes, please give details:

Note: This will not be fixed until contracts are exchanged i.e. have become binding. Until then the parties should only make provisional removal arrangements.

11 Deposit

11.1 Is the seller expecting to use the deposit paid on a related purchase?

Yes No

11.2 Does the sale price exceed the amount required to redeem any charges secured on the property?

Yes No

12 Vacating the property on completion

On completion the seller will:

(a) leave the property in a clean and tidy condition including the removal of rubbish from any loft, cellar, garage, shed, outbuildings, gardens and yards.

Yes

(b) make good any damage caused in the removal of any fittings and contents.

Yes

The information in this form has been given by:

Name



The Law Society

Oyez

7 Spa Road, London SE16 3QQ.

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TA12



This form is part of the Law Society's TransAction scheme.
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