

SELLING YOUR HOME



BEFORE YOU MARKET YOUR PROPERTY, IT'S VERY IMPORTANT THAT YOU CONTACT US. WE WILL PROVIDE YOU WITH GUIDANCE TO ENSURE THERE ARE NO DELAYS OR ADDITIONAL COSTS ASSOCIATED WITH THE SALE.

WE WILL BE ABLE TO ADVISE YOU OF THE ANSWERS TO ANY QUESTIONS A POTENTIAL PURCHASER WILL ASK – BUT TO START THINGS OFF, WE'VE DETAILED SOME COMMON TERMS BELOW.

ESTATE MAINTENANCE ENQUIRY FORM

THIS HIGHLIGHTS HOW THE SITE IS MANAGED, THE COVENANTS ATTACHED TO THE PROPERTY AND EXPLAINS THE ESTATE CHARGE. IT MAKES THE PURCHASER AWARE OF THE RESPONSIBILITIES AND COSTS ASSOCIATED WITH LIVING AT LOFTUS.



CONSENT TO SELL

THE TRANSFER OR LEASE WILL REQUIRE THE MANAGING AGENT TO MEET THE NEW OWNER AND EXPLAIN THE ARRANGEMENTS OF HOW LOFTUS IS MANAGED, PRIOR TO COMPLETION OF THE SALE.



DEED OF COVENANT

WE MAY REQUIRE YOUR PURCHASER TO ENTER INTO A DEED OF COVENANT TO CONFIRM THAT YOU WILL BE BOUND BY THE TERMS OF THE TRANSFER OR LEASE AGREEMENT.



CERTIFICATE OF COMPLIANCE

THIS IS A DOCUMENT THAT POBL PROVIDES TO THE LAND REGISTRY TO CONFIRM THAT THE REQUIREMENTS IN THE TRANSFER OR LEASE AGREEMENT FOR THE CHANGE OF OWNERSHIP HAVE BEEN COMPLIED WITH.



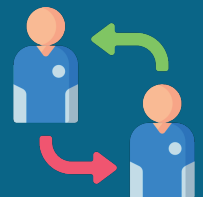
CONSENTS

THERE ARE CLAUSES IN THE TRANSFER WHICH RESTRICT THE USE OF THE PROPERTY.



NOTICE OF CHARGE

IF YOU HAVE A SHARED OWNERSHIP PROPERTY, YOUR SOLICITOR WILL BE REQUIRED TO ISSUE A NOTICE OF ASSIGNMENT TO CONFIRM THE CHANGE IN OWNERSHIP AND MORTGAGE LENDER.



DEED OF VARIATION

THE TRANSFER OR LEASE MAY REQUIRE THAT THE PURCHASER ENTERS INTO A DEED OF VARIATION TO ENSURE THAT THEY UNDERSTAND THE TERMS OF THE AGREEMENT AND THE COSTS ASSOCIATED.

