



BUYERS'S OFFER CONFIRMATION

In order to put your offer forward in the best possible light it is essential that we understand every aspect of your offer. We are also required to comply with the Estate Agents Act to ensure that we act both fairly and in an appropriate manner to our client the seller and also the buyer. Below is an explanation of the elements of your offer that the sellers would need to consider before making a decision. Please forward your offer in writing via email to the associate. Please note that this form is for information purposes only and does not constitute a legal/binding document.

PROPERTY ADDRESS:	
Asking Price:	
Your Offer amount (exclusive of buyer's fee): £	amount in words:

BUYER'S FEE
In making the above offer I/we acknowledge our requirement to pay a buyer's fee on completion of sale and through the solicitors only of £2000.00 + vat (if the purchase price is lower than £200,000) or 1.0% + vat of the eventual selling price (if purchase price is higher than £200,000), in addition to the agreed purchase price. Payment of the buyer's fee being instructed by the seller and forming part of the property seller's sale contract.

BUYER'S DETAILS & CONTACT INFORMATION	
Full Name:	Full Name:
Full Name:	Full Name:
Address:	
Preferred Contact Number 1:	Contact Number 2:
Any other numbers:	
Preferred Email Address:	

BUYING POSITION	
<i>There are several variations of a buyer's ability to proceed. It is important that we are clear so we can align the seller's requirements/timescales with yours to ensure we do not encounter obstacles at a later date.</i>	
Are you in rented accommodation with no property to sell? -	
When does your rental expire? How much notice do you need to serve? -	
Are you a first-time buyer? -	
Do you have a deposit and how much? -	
What is the source of your deposit? Ie from personal savings or help to buy ISA etc? -	
Is your deposit being gifted? If gifted, by whom? -	
Related sale. <i>If you have a property to sell it is essential that we know how far along the process you are. Please clarify which stage you have achieved as listed below by putting an X in the relevant box.</i>	
1. Not on the market	2. On the market – PLEASE PROVIDE YOUR AGENTS DETAILS IE NAME/POINT OF CONTACT/EMAIL/TELEPHONE NUMBER:
3. On the market with an offer/s	4. Sale Agreed
5. Exchanged Contract with completion date set	6. Other
Mortgage funding. Do you have an AIP/MIP/DIP (agreement in principle or mortgage in principal or decision in principle)	

PLEASE INCLUDE A COPY OF YOUR AIP/MIP WITH THIS FORM OR ASK YOUR IFA TO SEND IT TO US VIA EMAIL

Is this via your bank? Or do you have an independent financial advisor? (IFA) If so please leave their contact details:

FIXTURES & FITTINGS

If there is anything you would specifically like to be included within your offer, please set this out here:

YOUR SOLICITOR

Name:		Contact:	
Tel:		Email:	
Address:			

Are you a Cash Buyer? *There are two types of cash purchaser. The first has the money readily available to draw from an account without any notice period. The second is cash from the sale/refinance of a property/asset. If this is the case then we will need to understand the process of releasing the funds including the timescales and any constraints. We will need to see evidence.*

Cash – Readily available		Cash – From sale / Refinance	
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SURVEY -

Is your offer subject to an independent survey (other than a mortgage survey)?	Yes	No
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TIMESCALES + ANY OTHER ADVISEMENTS FOR CONSIDERATION

Timescales: Do you have a particular date in mind to move and why? Are there any dates that you definitely cannot move? Or will you be flexible as to the onward chain?

AdviseMENTS:

Exchange of contracts	Completion
This is the point that the sale becomes legally binding for both parties.	This is the physical process of picking up the keys after the seller's solicitor confirms the monies are received.
Target exchange date:	
Target completion date:	
Dates where you cannot be available to move/complete the sale:	

ANTI-MONEY LAUNDERING REGULATIONS

We are required by law to verify your identity. We will need the following information from you for all parties involved in the purchase of the property:

Full name(s):
Full registered address:
Length of time you have resided at this address in months:
If less than 12 months, your previous address:
Date of Birth(s):

GENERAL DATA PROTECTION REGULATIONS

We are required by law to have your permission to seek and to privately hold this data. This form will not be passed to FreeAgent247.com's selling client although your ability to proceed with a purchase of their property will be assessed from the information it contains and an overview provided in order to put your offer forward in best light.

I confirm FreeAgent247.com may hold the above data in accordance with GDPR: Yes No

JUST TO LET YOU KNOW:

It is company policy that we will not advertise a property as 'SSTC' until the following steps have been done:

1. A price has been agreed with both parties.	2. The buyer's ability to proceed has been confirmed and verified with all links in the chain substantiated with relevant agents etc.
3. Fixtures and fittings have been itemised and agreed by both parties.	4. Target exchange and completion dates have been agreed by both parties.

Finance

5. We have seen evidence of proof of funds to proceed and solicitor details provided.	6. ID has been provided via email to us.
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Once all the above has been received satisfactory we will proceed to generating the sales memorandum. This triggers the property being marked as 'SSTC'. In the meantime we reserve the right to market the property as 'under offer' if agreed with both parties at an appropriate stage of the above being received/obtained.