

Thank you for your interest in this property. Attached is the information the Vendor has provided, which we are passing over to you to assist you with your Due Diligence.

A Pre-Auction Offer could come in at any time, so I suggest you begin your Due Diligence straight away

- ☐ Firstly, contact the owners' insurance Company to ask if they will insure you if you are the successful Purchaser. When you contact the insurer, quote the Policy Number. You may need to send them the information contained in this pack
- ☐ Arrange finance approval on this particular property with your mortgage lender, and arrange how you will pay a 10% deposit, should you be the successful Purchaser. Investigate the cost of bridging finance (if you have a house to sell) just so you know what to expect should you own 2 homes for 4-6 weeks. **Seek professional financial advice, we can recommend a Mortgage Broker to you.**
- ☐ Have your solicitor check and approve all documents contained herein including but not limited to the Title, LIM and EQC Claims Information, etc.
- ☐ Organise any other inspections or specialist reports that you require, e.g. Builders Report, Engineers Report etc.
- ☐ If you would like me to prepare an Offer on your behalf to present to the Vendors then do call me to arrange a time to meet so that I can do this for you.
- ☐ If you require a different settlement date from that which is noted on the front page of the Auction Agreement (Particulars and Conditions of Sale) or any other variations to chattels or deposit, this request needs to be put on an 'Aside Agreement' form and presented to the Vendors for approval and signing prior to the Auction. Ask me to prepare this for you.