

LEASEHOLD ENQUIRY FORM

<p>1. Is the flat or maisonette -:</p> <ul style="list-style-type: none">a) A conversionb) Part of a block purpose built units?c) Please provide planning permission and building regs consent, if applicable.d) How many flats are in the building?	
<p>2. Ground Rent and Service Charges:</p> <ul style="list-style-type: none">a) Please supply audited ground rent and service charge accounts for the last three years.b) Please obtain an estimate for the service charge for the current year.c) What proportion of the service charge is the tenant required to pay?d) Please provide details of the basis upon which the tenant's proportion of service charge has been calculated.e) Are there any items charged as part of the service charge, which are not specifically listed in the lease?f) Is the Landlord currently carrying out any work to the building for which the tenant will be charged?g) Is any unusual expenditure anticipated in the foreseeable future, which will be charged as part of the service charge?h) Has the Landlord set up a sinking fund? If so, please give full details.i) If the Lease requires payment on account of service charge and the certified figures are not obtained on completion, we shall require on completion your undertaking to retain an agreed sum out of the sale proceeds.	

<p>3. When were the following carried out:-</p> <ul style="list-style-type: none"> a) The last external redecoration of the block? b) The last internal redecoration of the block? c) The last redecoration/refurbishment of the common parts? 	
<p>4. Major Repairs:</p> <ul style="list-style-type: none"> a) Do the vendors know of any major repairs, which are required to be carried out to the block within the next two years? b) If not, please enquire of the Managing Agent or other persons responsible for the maintenance and repair of the block of which the flat forms, whether any work may be carried out in the foreseeable future to the block or common parts which will involve the tenant in onerous or unusual capital expenditure. Please then provide full particulars. c) Have the vendors received notification of any items of repair or decoration or other expenditure contemplated or contracted for the next two years? 	
<p>5. Have the vendors ever been called upon to contribute towards the cost of any repairs of a structural nature such as the roof, structural walls, floors and foundations?</p>	
<p>6. Have any alterations been carried out to the property since the grant of the lease? If so, please supply a copy of the Landlord's consent.</p>	
<p>7. Is it contemplated that any work will be carried out to any neighbouring or adjoining flat or to the block or to other common parts thereof so as to affect the amenities to the flat?</p>	

8. Has the vendor or his predecessors in title had occasion to require the Landlord to enforce any of the covenants entered into by other Lessees in the block and with what results?	
9. Has the vendor had cause to complain about the conduct of any other tenant in the building? If so, please provide details.	
10. Has the Landlord ever inspected the flat? If so, has any complaint ever been made in relation to the state of repair and redecoration?	
11. Is the consent of any other person, i.e. the Landlord, superior Landlord or mortgagee necessary for the granting/ assignment?	
12. Will it be necessary for the Purchaser to become a shareholder in any Management Company? If so, please supply a copy of the Memorandum and Articles of Association together with a copy of the vendors share certificate.	
13. Is there a Tenants Association? If so, is it registered? Please supply the name and address of the Secretary.	
14. Please supply a copy of the Head-lease and confirm that no notice has been received by the vendor or nay breach of the terms thereof either by the vendor or its predecessors in title or by the lessor or its predecessors in title. If any such notice has been received has it been complied with and if not, what action is necessary on the part of the lessee or lessor to ensure compliance?	
15. If the lease provides the Landlord to insure, please provide a copy of the Insurance policy and obtain confirmation from the Landlord's insurers that the tenant's interest and that of any mortgagee will be noted on	

the policy. Please also supply a copy of the receipt for the last payment of the premium.	
16. Please say whether or not it has been necessary for the local authority to have approved fire precautions for the means of escape in case of fire from property.	
17. Please confirm that any arrears of service charge or ground rent will be discharged on or before completion and that sufficient proceeds will be retained to comply with this and to provide clear receipts up to the date of completion.	
18. Please confirm to whom a Notice of Assignment should be addressed to and the amount payable.	

Proposed Purchaser's Solicitors

Proposed Seller's Solicitor

ARORA BAILEY

Dated this day of 2002