

PROPERTY RESERVATION FORM

PROPERTY DETAILS

Block: _____ Floor: _____ Unit: _____

Midland Mills, 26 Valley Road, Bradford, West Yorkshire, BD1 4RH, United Kingdom

Purchaser 1 Details

Name: _____

Passport/ID Number: _____

Current Home Address: _____

Contact Number: _____

Email Address: _____

Purchaser 2 Details

Name: _____

Passport/ID Number: _____

Current Home Address: _____

Contact Number: _____

Email Address: _____

**Please note that Purchasers must be over 18 years of age.

NOTES:

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PURCHASE DETAILS

Purchase Price: £ _____

Reservation Fee: £ _____

Exchange Payment: £ _____

Legal Fees: Approx. £1,500 incl. VAT & Disbursements

Guaranteed Rental Return: _____ %

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Period of GRR: _____ Years

Practical Completion Payment: £ _____

Advanced Rental Payment: _____ Years

Advanced Rental Payment: £ _____

Any Other Deductions: £ _____

Final Payment: £ _____

PURCHASER'S LAWYER

MAXWELL ALVES SOLICITORS

75 Farringdon Road
London EC1M 3JY
United Kingdom



Contact Number: +44 (0) 20 7632 6950

Email: london@maxwellalves.com

Website: www.maxwellalves.com

Purchaser's Lawyer Account Details

Bank: HSBC

Address: 17 Gerard Street, London W1D 6HB

Account Name: MAXWELL CLIE

Sort Code: 400340

Account No.: 83001652

IBAN: GB96MIDL40034083001652

BIC: MIDLGB22

Reference No.: MM _____

If you are purchasing Block A unit 1-2, the Reference No. would be MMA1-2. If you are purchasing Block C unit 4-3, the Reference No. would be MMC4-3.

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RESERVATION CHECKLIST

I would like to go through the following checklist with you to confirm the reservation:

- ☐ The unit that you are buying is Unit _____, Block _____ of Midland Mills.
- ☐ The reservation fee of £3,000 needs to be transferred to Maxwell Alves' account within 3 working days of completing this reservation form. The reservation fee is non-refundable should the sale not complete.
- ☐ Maxwell Alves is the legal firm acting on behalf of the buyers. Once they have registered your details into their system, they will contact you to explain the contract signing process.
- ☐ UK has very strict rules and regulations regarding Money Laundering. Maxwell Alves will request you to provide the following documents for Anti Money Laundering verification:
 1. All legal documents; Signed and witnessed where applicable
 2. Certified true copy of passport/ID
 3. Certified true copy of source of funds document; Please refer to the explanation below:

Source of funds can be:

Employees:

- Last 3 months' pay slips or company letter confirming monthly salary and position of the buyer; and
- Last 3 months' bank statements from the bank account being used to pay for the property.

Self-Employed:

- Company documents showing buyer as the director; and
- Last 3 months' bank statements from the bank account being used to pay for the property.

Retired/Savings:

- Last 3 months' bank statements from the bank account being used to pay for the property; and
- Proof of income from a financial institution, e.g. maturity of an endowment policy, returns on an investment/unit trust etc.

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- ☐ Please note that your purchase will not proceed until Maxwell Alves is satisfied with the Anti-Money Laundering documents that you have provided. This also means that they may contact you if they require clarifications on the documents that you have submitted.
- ☐ Upon receiving the sales contract from the lawyer, you are required to sign and send the originals back to the lawyer. You are also required to pay the balance of the deposit, after deducting the reservation fee, within 2 weeks of reserving the unit.
- ☐ The units without reservation fees will be released back to the market after 3 working days.

If you have any questions, please do not hesitate to contact me.

Sales Agent

Name: _____

Agency: _____

Contact Number: _____

Email: _____

Signature: _____

I confirm that the sales agent has explained to me all the points listed above, and I further confirm that I understand all the points listed above.

Buyer's Signature: _____

Date: _____