

RE-MORTGAGE QUESTIONNAIRE - GENERAL

NAME:

PROPERTY:

1. Please provide the name, address and account number of all present mortgagees who have a mortgage over your property, including those to Finance Companies and Banks.
2. Please give the name and ages of all persons who will reside at the property upon completion of the mortgage, other than those persons named in the mortgage application.
3. Have you or to your knowledge any previous owners carried out any alterations to the property? If so, please supply details of the works and the date they were carried out. Please also provide copies of all Planning Permissions and/or Building Regulation Consents and Certificate of Completion.
4. Are you aware of :
 - (a) any planning or development proposals either in relation to adjoining or neighbouring property or
 - (b) any road widening/improvement schemes in the vicinity of the property?

If so, please provide details and copies of any relevant documentation you have received in respect of any such matters.
5. Are you aware of any disputes (or any potential for disputes or claims) relating to the property, boundaries or the use of any facility relating thereto? If so, please provide details.
6. Are you aware of any past or present disputes with any neighbours? If so, please provide details.
7. Have you served any notice on any person or received any notice from any person or authority relating to the property? If so, please provide details.

8. Do you know of any reason why the mortgage should not be completed? If so, please give details.
9. Please confirm that you are not aware of anybody claiming any rights to the property whether by way of a right to the equity in the property or to occupy.
10. Please confirm that the property was not transferred to you by way of a gift. If it was not a gift, please confirm that the purchase price paid by you was the market valuation or that the purchase was from an unassociated third party.
11. Please provide copies of any agreements, licenses, or other documents relating to the property or your use and enjoyment of it, such as rights of access, rights of way or any rights to which the property is subject.
12. If there are any restrictions or covenants affecting the property, please confirm that such restrictions or covenants have been strictly observed and performed by you to date as far as you are aware.
13. Where your prospective new Mortgagees are **not** arranging the insurance, it is necessary to comply with their insurance requirements. Please therefore provide evidence that you have done so and in particular (if applicable) supply details of the insurance cover that has been arranged. In any event, please confirm the position in your reply to this question.

IMPORTANT NOTE

If your property is leasehold please also complete the enclosed leasehold questionnaire and where applicable return it with

Copies of the last 3 years Service Charge Accounts

A copy of the current years estimated service charge

A copy of the current buildings insurance policy and schedule

The last demand/receipt for insurance premium, service charges and ground rent.

Only reply to the following enquiries if mortgaging subject to tenancies:

15. Please supply the existing Tenancy Agreement and if an assured shorthold Tenancy Agreement granted before 28 February 1997, the receipted Notice which should have been served before the commencement of the term.
16. Please confirm that all rent has been fully paid.
17. Please confirm that other than the tenants named on the Tenancy Agreement that there are no other occupiers of the property.
18. Please confirm that there are not any disputes or outstanding notices or arrears of rent relating to this tenancy.
19. Please confirm that the terms of the Tenancy Agreements have not been varied in writing or orally. If they have, please provide full details.
20. Please supply a copy of the Corgi Gas Certificate, Electrical Safety Certificate and confirm that the furniture complies with the Fire Resistant Safety Standards necessary for rented accommodation

Signed

Dated