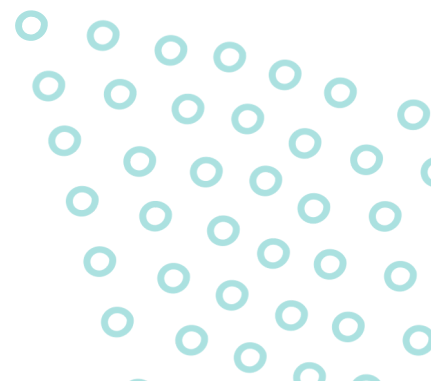




Property Sale Fact Finder



How to use this guide

This data form supports the gathering of Material information and is designed to be used flexibly and to fit in alongside your existing processes.

It can be used...



Prior to a market appraisal on a pre market appraisal call



On the appointment to support the seller in their plans to market their property



At the point of instruction

It is designed to...

- Comply with the Digital Markets, Competition and Consumers Act (DMCC Act) 2024 (Formerly CPRs) Material Information
- Help an agent stand out as professional expert by asking relevant questions that may bring to light any issues that breach the Digital Markets, Competition and Consumers Act (DMCC Act) 2024 (Formerly CPRs)
- Spot any potential issues that could cause a delay in a sale completing.
- Support and forewarn the seller of all the information they will need to put together when dealing with their solicitor.
- Help spot conveyancing referral opportunities where a seller needs more advice to move

About the Able Agent

The Able Agent® is the easy, convenient and affordable training platform for sales and **letting agents**. Learn at your own pace, with over 30 courses.

And when you're ready, get recognition for your knowledge with our range of qualifications.



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Your estate agent will help you complete this information.

"Finding a buyer for your property is only the start of the process. Highlighting areas that may cause delays in a sale and ensuring you comply with the Digital Markets, Competition and Consumers Act (DMCC Act) 2024 (Formerly CPRs) Material Information (as you can be held liable if you don't give full information to buyers) is part of our role to support you"

Are you currently living in the property? Y / N

If no – Is the property tenanted? Y / N

DETAILS OF PROPERTY TO BE SOLD

URPN?

Address 1

Address 2

Town

County

Postcode

Council Tax Band

Band:

Subject to council tax premium?

Documents Available

How old is the property?

Y / N

Does your property have an Energy Performance Certificate(EPC) ?

Y / N

Have any changes been made that might affect the band?

Y / N

TENURE Have you had any sales fall through recently? If so – why?

Y / N

Lease Document Available

Freehold / Leasehold/commonhold

Y / N

Y / N

Anything else we should know?

Is this a first home scheme?

Y / N

Is this a shared ownership scheme?

Y / N

If yes, is the share being sold?

Y / N

Who is the managing company?

How long is the lease?

Years remaining / Don't Know

Documents Available

How much is ground rent?

Y / N

How much is the annual service charge?

Is there a sinking fund and if yes what are fees?

Y / N

Are there any covenants / rules / restrictions that apply to your property under the lease?

Y / N

Give Details

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CONSTRUCTION / LOCATION

Is the property traditional construction?
(brick, stone and roofed with slate or tiles) Y / N

Is the property a listed building?
Category if listed: Y / N

Is your property in a designated conservation area?
or subject to Article 4 restrictions? Y / N

Are any trees on the property subject to a tree preservation order? Y / N

TYPE OF PARKING

Garage / On street / Off street / Shared parking / Permit / None How Many Spaces?

Disabled access? Electrical vehicle parking?

MAIN SERVICES

Documents Available

Main Services:

Electricity	Y / N
Water	Y / N
Gas	Y / N
Drainage	Y / N

Y / N
(Electrical Safety Certificate)
Y / N
(Gas Safety Certificate)

If No, Please give details (e.g. LPG, Septic tank, Cesspool)

WALES Has water been inspected by Welsh Water?

Mobile Phone Provider?

Give details of service – are all rooms reached? Any speed
issues?

Do you have Cable TV or Satellite? Y / N

Give Details

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COMMUNICATIONS

What type of Broadband service is available? (Fibre/ Superfast?)

Give Details of service

Any issues?

HAVE YOU DONE WORK TO THE PROPERTY?

Documents Available

Has the property been altered or extended? (Garage conversion, Loft conversion/ extension, Conservatory added, Walls removed, Insulation)

Give Details

Y / N

Double glazing installed?

Give Details

Y / N

Y / N

(FENSA certificate
if installed after 2002)

Did you have building regulation approval?

Y / N

Y / N

Did you get planning permission?

Y / N

Y / N

Is the work complete?

Y / N

Y / N

Does the property contain asbestos?

Y / N

Y / N

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HEATING

Documents Available

Is there central heating in your property? Give details of the type of heating	Y / N	Y / N
Supplier		
When was the heating system installed? Date:		Y / N (Certificate)
Do you have installation certificates?	Y / N	Y / N
Do you have repair certificates?	Y / N	Y / N
Is the heating system in good working order?	Y / N	Y / N
When was the heating system last serviced? Date:		Y / N
Is there a hardwired smoke or carbon monoxide alarm in the property?	Y / N	Y / N
Is there a smart meter?	Y / N	

SOLAR POWER

Have solar panels been installed?	Y / N
Date of Installation:	
Green Deal?	Y / N

NEIGHBOURS

Documents Available

Have there been any formal disputes or complaints with neighbours? Give details	Y / N	
Has any work been requested by next door neighbours with a party wall agreement?	Y / N	Y / N
Are you aware of any local planning applications?	Y / N	Y / N
Have you received any notices that maintenance, repairs or improvements are required to your property? Give details	Y / N	Y / N

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FIXTURES AND LETTINGS

Are you taking anything from the property that a buyer might assume is going to be left? **Y / N**

(e.g. Hot tub? Range cooker? Curtains? Carpets? Light fittings?)

Give details

INSURANCE

Has any buildings insurance ever been refused? **Y / N**

BOUNDARIES, RIGHTS OF WAY & OTHER ISSUES

Is there anything a prospect buyer should know about the boundaries? **Y / N**

Give details

Do you own all of them? **Y / N**

Do you have any rights of way going over your property? (e.g public footpath) **Y / N**

Is there anything a prospect buyer should know about the boundaries? **Y / N**

Give details

Do you have rights over someone else's property/land? (e.g to park, put out the bins, etc) **Y / N**

Give details

Have there been any environmental issues? (e.g. Flooding, Radon gas, Fracking) **Y / N**

Give details

Has the property been burgled recently? **Y / N**

If so was this the first time? **Y / N**

Give details



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TIMESCALE

Do you need to sell this property to buy your next property? **Y / N**

Are there any special requirements about a Completion / Moving date?
(e.g Waiting for a new build completion/ Moving abroad, etc.) **Y / N**

Give details

DECLARATION

We confirm that all information provided is accurate to the best of our knowledge and understand our obligations under the Consumer Protection (from Unfair Trading) Regulations.:

Seller Name:

Address:

Address:

Signature:

Signature:

Date:

Date:

Property Sale Fact Finder

FIRE SAFETY & BUILDING SAFETY

Does the property have a potentially flammable external wall system (Including Cladding) **Y / N**

If yes, has an EWS1 form been completed? **Y / N**

What type of cladding is in place?

Have any remedial works taken place, or any works planned - related to cladding ? **Y / N**

Give details

Are there any costs relating to cladding that they buyer should be aware of for any remediation works? **Y / N**

Give details

Is your property located within a building that is over 18m tall or at least seven storeys and contains a minimum of two residential units? **Y / N**

Provide Contact Details of the Accountable Person

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Available fully online across mobile and desktop, Able Agent is an affordable monthly subscription training service.

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