

**RESERVATION AGREEMENT (Subject to Contract)**

Meadowside

**Seller: MEADOWSIDE HOMES LIMITED**

**Reservation Information**

Reservation Date	Reservation fee	Agent	Sales Consultant
Plot number	Solicitors Plot Number	Floor	No of Bedrooms
Postal Address:			
Apartment purchase price £	Add to parking wait list? * 3 bedrooms/penthouses only Yes <input type="checkbox"/>		
<b>SPECIAL CONDITIONS OF PURCHASE (IF ANY):</b>	Any Incentives must be listed in this box		

**Tenure/Ground Rent/Service Charge**

<b>Tenure:</b>	Leasehold 250 years (less 30 days) from and including 7 August 2018	<b>Ground Rent</b>	£ per annum Reviewed upwards only every 25 years by reference to inflation capped at 125 years'  (1 bed £150/ 2 bed £225 / 3 bed £300)
<b>Estimated Service Charge</b>	Plot 2 – £3.96psf Plot 3 - £4.10psf Plot 5 - £3.62psf		£ per annum
<b>Park Levy</b>	£100pa		
<b>Managing Agent</b>	Zenith Property Management	* <i>The level of charges specified will be subject to review by the Managing Agents annually to ensure that the sums fairly reflect the cost of provision of services, materials and any future expected expenditure.</i>	

**Terms of Reservation**

1. £2,000 Reservation Fee, payable to the Seller's agents or the Seller (without which this reservation will be null and void). Refunded upon receipt of full 10% exchange deposit.
2. Contracts to be exchanged within 21 days of Buyer's solicitors receiving legal documents (the "Period").
3. 10% Deposit payable on exchange of contracts to the Seller's solicitors.
4. 90% payable on completion, together with any additional payments under the terms of the contract.
5. Assignment of existing Lease
6. See further terms and conditions below.

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<b>Buyer 1</b> Full Name as per acceptable photo ID				<b>Buyer 2</b> Full Name as per acceptable photo ID							
Title	Mr/Mrs/Ms/Miss/Dr			Title	Mr/Mrs/Ms/Miss/Dr						
Surname		First/Middles Name(s)		Surname		First/Middle Name(s)					
Nationality		Occupation		Nationality		Occupation					
Address				Address							
Postcode		Country		Postcode		Country					
Mobile Number		Other Number		Mobile Number		Other Number					
Email Address				Email Address							
WeChat				WeChat							
Additional buyers Yes <input type="checkbox"/>											
See additional sheet											
<b>AGE RANGE</b>											
18 - 24		25 - 34		35 - 44		45 - 54		55 - 64		65 +	
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	

<b>FINANCIAL DETAILS</b>				
Mortgage required?	Loan Amount (%)	Loan Amount Value (£)	Source of Funds	
<b>BUYER TYPE</b>				
Main home	Second Home	Investor	First Time Buyer	Other
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Is your purchase dependent on your selling your existing home? <input type="checkbox"/>				Source of Enquiry

<b>SELLER'S SOLICITORS</b>			
Solicitor's company name: <b>CMS LLP</b>		FAO: <b>Samantha Graham &amp; Liberty Mather</b>	
Address: <b>Cannon Place, 78 Cannon Street, London EC4N 6AF</b>		Tel No: <b>020 70673452</b>	
		Email Address : <a href="mailto:Samantha.graham@cms-cmno.com">Samantha.graham@cms-cmno.com</a> <a href="mailto:Liberty.Mather@cms-cmno.com">Liberty.Mather@cms-cmno.com</a>	
<b>BUYER'S SOLICITOR **</b>			
Solicitor's company name:		FAO	
Address:		Tel No.	Fax No.
DX: No:			
Postcode		Email Address	
<b>**Riseam Sharples Solicitors (Att: Julia Caveller)</b> 2 Tower Street, London WC2H 9NP, UK DX: 140580 Covent Garden 4) Email: <a href="mailto:Juliac@rs-law.co.uk">Juliac@rs-law.co.uk</a> Tel: 020 7632 8919		<b><u>OR</u> alternative solicitors' details to be provided within 48 hours from reservation or reservation is null and void</b>	

## TERMS AND CONDITIONS

This reservation agreement is not the contract of sale.

### Additional Reservation Terms

- 1 Reservation Fee payable immediately to the Seller's agents (this will form part of the deposit). Without the Reservation Fee this reservation will be null and void.
- 2 The payment of the Reservation Fee and the signing of this reservation agreement ensure that the Property shall be reserved at the Purchase Price for the Buyer until the end of the Period.
- 3 Upon receipt of the Reservation Fee the Seller will not accept an offer from other prospective buyer(s) for the Property for the Period nor will they actively negotiate with such buyer(s) during the Period.
- 4 The Buyer will use all reasonable endeavours during the Period to take all necessary and adequate steps to be able to offer an exchange of contracts for the purchase of the Property no later than the end of the Period and the Seller hereby confirms that they will also use reasonable endeavours to provide such information as may be reasonably required by the Buyer's Solicitors and will at the request of the Buyer enter into a binding contract for sale of the Property at the agreed price on or before the end of the Period.
- 5 In the event of the Buyer not signing and exchanging the contract for sale and making payment for the balance of the 10% Deposit by the end of the Period, this reservation agreement shall automatically terminate.
- 6 The Buyer may cancel this reservation agreement at any time during the Period by giving notice in writing to the Seller.
- 7 If this reservation agreement is cancelled or expires:
  - a. The Seller may remarket the Property;
  - b. The Seller shall, as soon as reasonably practicable, ascertain its costs incurred in holding and processing the sale to the Buyer (the "Seller's Costs");
  - c. As soon as reasonably practicable following ascertainment of the Seller's Costs, and in any event within 14 calendar days of receipt of the notice of cancellation or the expiry of this agreement, the Seller shall reimburse the Reservation Fee less the Seller's Costs to the Buyer;
  - d. The Seller's Costs may include, but are not limited to:
    - i. instructing solicitors;
    - ii. providing contractual and title documents to the Buyer's Solicitors;
    - iii. addressing enquiries raised by the Buyer or its solicitors;
    - iv. remarketing the Property;
    - v. other administrative costs of the Seller.
- 8 If the Buyer cancels this reservation agreement within 7 calendar days of signing it, the Seller shall refund the Reservation Fee to the Buyer in full
- 9 The sale of the property to the Buyer shall be by way of the assignment of a lease which has or will have been granted to the Seller
- 10 The Lease will provide for the Buyer to pay service charges in respect of the common parts, building structure, residential amenity services, concierge services and wider estate. The Buyer will also be required to contribute towards the upkeep of Angel Meadow Park – the initial cost of which is £100 per annum per apartment subject to increases in line with inflation every 5 years. If a parking space is purchased a car park service charge is also payable. The current costs for those charges is provided in the electronic dataroom, access to which has been or will be provided to the Buyer's Solicitors. *The Buyer may, in the future, be required to become a member of a management company for the building.*
- 11 The sale contract may not be assigned
- 12 The Buyer should address any enquiries of the Seller through their solicitors to the Seller's Solicitors. In entering into the agreement for sale the Buyer should rely only on any information in the Seller's electronic dataroom (subject to any disclaimers applying to any such information) and written replies to enquiries provided by the Seller's Solicitors to the Buyer's Solicitors and not on any oral statements made prior to the signing of this reservation agreement.
- 13 Any special conditions should be recorded on the front sheet, and the exact wording of the special condition to be included in the contract for sale is to be agreed between the parties' solicitors.
- 14 The Buyer's details will be kept in a database by the Seller, its group companies and connected parties such as the development's sales and marketing agents. The Seller will process your personal data in accordance with UK data protection legislation. The Buyer is aware of its rights to request access to or correct their personal information or data by writing to the Data Protection Officer of the Agent at the address as contained herein.
- 15 To comply with English company legislation, the Seller is required to make certain disclosures in respect of sales to parties which are connected to the Seller. Therefore all Buyers are required to answer the following question(s):

Is any Buyer a connected party of the Seller? Yes / No

If yes, please specify the nature of the relationship

**DATA PROTECTION**

In order to improve the developments and services available to you, the Seller would like to be able to disclose the contact details you have provided to us to share your information with our agents and other carefully selected and trusted third parties. This will allow them to help us provide improved developments and services to you or enable them to market or sell developments or services to you which we think may be of interest to you. Would you like us to take advantage of the use of the contact details you have provided to us to receive details of other developments or services we think may be of interest to you?

Yes  No

*I/We understand that only statements or representations that you or your agent make to me/us upon which I/we can rely are those made in writing by your solicitor.*

*I/we agree to the terms and conditions of reservation and confirm we have received a copy of the Consumer Code Scheme*

Buyer 1 Signature	Print Name	Date
Buyer 2 Signature	Print Name	Date
<b>Acknowledged on behalf of the Seller</b>		
Authorised Person's Signature	Print Name	Date

Meadowside Homes Limited registered office address Northern Assurance Building, Second Floor, 9-21 Princess Street, Manchester, England, M2 4DN. Registered in England and Wales with Company No. 14127792.

**[ Note: Consumer Code for Home Builders to be attached to Buyer's copy]**



**OFFICIAL USE**

- |  |  |
|--|--|
| <input type="checkbox"/> Reservation Fee taken by: ..... | <input type="checkbox"/> Amount: £[ ] .00                      |
| <input type="checkbox"/> Authorisation No:               | <input type="checkbox"/> Copy of certified ID and passport     |
| <input type="checkbox"/> Exchange date                   | <input type="checkbox"/> Current utility bill / Bank statement |
| <input type="checkbox"/> Consumer Code Scheme Given      | <input type="checkbox"/> Mortgage required                     |