

RESERVATION AGREEMENT (Subject to Contract)			
NEW CROSS CENTRAL, MANCHESTER			
Seller: Northern Gateway (FEC) No.9 Ltd			
Reservation Information			
Reservation Date	Reservation fee £2000	Agent	Sales Consultant
Block New Cross Central	Apartment Number	Floor	No of Bedrooms
Apartment purchase price £			
SPECIAL CONDITIONS OF PURCHASE (IF ANY):	Any Incentives must be listed in this box		
Tenure/Ground Rent/Service Charge			
Tenure:	Leasehold 250 years (less 30 days)	Ground Rent	Peppercorn
Estimated Service Charge	Apartments - £2.32 per sqft per annum Townhouses - £2.15 per sqft per annum	£	per annum
Managing Agent	TBC	* <i>The level of charges specified are an estimate of the expected expenditure but will be subject to review by the Managing Agents during the build program and also at the end of each financial year to ensure that the sums fairly reflect the cost of provision of services, materials and any future expected expenditure.</i>	

Terms of Reservation

1. £2000 Reservation Fee, payable to 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 28 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. See further terms and conditions below.

Buyer 1 Full Name as per acceptable photo ID				Buyer 2 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 :			
Additional buyers Yes <input type="checkbox"/>							
See additional sheet							
AGE RANGE							
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"/>	<input type="checkbox"/>	

FINANCIAL DETAILS				
Mortgage required?	Loan Amount (%)	Loan Amount Value (£)	Source of Funds	
BUYER TYPE				
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

6 May 2022

SELLER'S SOLICITORS			
Solicitor's company name: JMW Solicitors LLP		FAO: David Frankland	
Address: 1 Byrom Place, Spinningfields, Manchester, M3 3HG		Tel No: 0161 838 2612	
DX No. 14372 Manchester		Email Address: David.Frankland@jmw.co.uk	
BUYER'S SOLICITOR **			
Solicitor's company name:		FAO	
Address:		Tel No.	Fax No.
DX: No:			
Postcode		Email Address	
**Riseam Sharples Solicitors (Att: Julia Caveller) 2 Tower Street, London WC2H 9NP, UK DX: 140580 Covent Garden 4) Email: Juliac@rs-law.co.uk Tel: 020 7632 8919		OR alternative solicitors' details to be provided within 48 hours from reservation or reservation is null and void	

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 contract may only be assigned as follows:
 - a. on one occasion to a family member or company controlled by the Buyerbut no later than two months prior to practical completion of the development, subject to the terms of the contract and the Seller's approval. No other assignments or sub sales are permitted. The Buyer is to pay the Seller's legal fees of £350 plus VAT in respect of any assignment.
- 10 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 data room (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.
- 11 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.
- 12 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.
- 13 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
Acknowledged on behalf of the Seller		
Authorised Person's Signature	Print Name	Date

Northern Gateway (FEC) No.9 Ltd registered office address Ground Floor, 12 Stanhope Gate, London W1K 1AW. Registered in England and Wales with Company No. 10148918.

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: £500.00 |
| <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 |