

## Reservation Form

### **Subject to Contract**

<b>Development Uptown Riverside, Manchester</b>	
<b>Plot Number:</b> <b>Block:</b>	<b>Purchase Price:</b>
<b>Purchaser:</b> <b>Title / First name / Middle name(s) / Surname</b> <b>(Full name as shown on passport)</b>	<b>Purchasers Solicitor:</b> Child & Child <b>Contact:</b> Andrew Li & Team
<b>Address:</b>	<b>Address:</b> 22 King Street, St. James's London, SW1Y 6QY
<b>Contact numbers:</b> <b>Email:</b>	<b>Contact Number:</b> 020 7235 8000 <b>Email:</b> Newbuild@childandchild.co.uk
<b>Developer:</b> Irwell Riverside Developments Limited	<b>Developers Solicitor:</b> Kuits
<b>Address:</b> Alliance House, Westpoint Enterprise Park, Clarence Avenue, Trafford Park, Manchester, M17 1QS	<b>Address:</b> 7th Floor, Blackfriars House, Parsonage, Manchester M3 2JA
	<b>Contact Number :</b> 0161 832 3434 <b>Email:</b> sebastianwahlstrom@kuits.com
<b>Reservation Fee: £5,000</b> <b>Note:</b> <ol style="list-style-type: none"><li><i>The individual unit sale will not be confirmed until the reservation fee and form has been received by the developer. Should the Buyer choose to pay the reservation fee via card payment to Alliance Investments UK office a 1% administrative fee will apply.</i></li><li><i>The reservation fee is non refundable</i></li><li><i>Should the Buyer fail to exchange within the agreed reservation period the developer may return this unit to market and retain the reservation fee.</i></li><li><i>Should the Seller withdraw within the reservation period, the reservation fee will be refunded less reasonable costs relating to legal and administrative fees.</i></li></ol>	<b>Bank Account Details for Reservation Fee</b>  <b><u>Please reference unit and surname when making payment:</u></b>  Bank Name: Barclays Bank Address: Barclays Bank plc, LEICESTER, LE87 2BB Account Name: PAG LTD RE IRDL Account Number: 60632007 Sort Code: 205559 IBAN: GB87BUKB20555960632007 Swift: BUKGB21

**Please complete points 1,2 & 4:**

1. Method of Finance intended (circle correct answer): Cash/Mortgage
2. Intended Use (circle correct answer): Owner Occupier/BTL
3. Reservation Period: **From the date notification of sale is issued to solicitors until 5.30pm UK time on the 30<sup>th</sup> day from such date.** The exact date will be confirmed within the notification of sale and introductory emails.
4. Special conditions (where applicable):
5. Payment plan:
  - £5,000 - Reservation fee
  - 20% - Exchange deposit (less reservation fee)
  - 80% - Development completion balance

**Process:**

1.The Developers solicitors will be instructed to send to the Purchasers solicitors a draft contract for the above transaction together with all other usual conveyance documents as soon as a signed reservation form, fee and AML has been received by the agent.

2.Throughout the reservation period there will be no negotiation of a sale of the above mentioned Plot to any other prospective buyer.

3. Throughout the reservation period the Developer and Purchaser will deal with each other in good faith and in particular if either one of them decides to withdraw from the transaction they will immediately notify the other in writing. If the Developer withdraws within the agreed reservation period then the Developer will forthwith return the reservation fee to the Purchaser and the restrictions placed upon the Developer in negotiating a sale to any other prospective buyer shall cease to apply with immediate effect. If the Purchaser withdraws the reservation fee shall be forfeited by the Purchaser, kept by the Developer and the restrictions placed upon the Developer in negotiating a sale to any other prospective buyer shall cease to apply with immediate effect.

4. The Developer will ensure to provide completion dates as accurate as possible where the development is off plan however please note these can only be approximate dates.

I, the undersigned, acknowledge and understand that this proposed purchase remains subject to contract from which, prior to exchange, either party may withdraw. I acknowledge my provided documents and contact details will be shared with all necessary parties to assist finalise my purchase and that prior to signing this agreement it was completed in full and I agree to the terms as set out in this agreement. I understand that I will be provided with updates on the progress of the developments and that my information will be used in accordance with the Alliance Investments Privacy Policy.

**Buyer 1 Buyer 2**

Signed: Signed:

Print Name:

Print Name:

Dated:

Dated:

**We comply with the relevant provisions of Rules 7 & 9 of the Solicitors' Code of Conduct 2007 (as amended) published by the Solicitors Regulation Authority and any solicitor whom we may refer to you is an independent professional from whom you will receive impartial and confidential advice. You are free to choose another solicitor.**