

Lease Extension Questionnaire

Viscount Court Garter Court and Marquis Court (Knights Field)

kenneth elliot + rowe
solicitors

Please complete/type you answers in the boxes below

Flat Address	Your Full Name(s)	Your postal address (if different from the Flat)	Your email address	Contact Telephone Number(s)	Mortgage Company (Name and Address)	Mortgage Account Number (this is essential)
Flat [] Viscount / Garter/ Marquis Court Knights Field Luton LU2 _____						

Note: failure to supply the mortgage account number will invariably cause delays.

By completing and returning this form you are confirming the following statements :

- a. I/We confirm that we want you to act in relation to this matter to extend my lease for a term of 999 years at a peppercorn rent.
 - b. I/We have downloaded/viewed a copy of your client care letter and terms and conditions on line. [if you require a copy sent to you also please tick here
Link: <http://www.ker.co.uk/knights-field/>
 - c. I/We acknowledge that we are relying on the report on title we received when we purchased the flat – we note you are not carrying out searches nor providing a report on title.
 - d. If there is more than one owner of the leasehold title again we acknowledge that we rely on the advice given on our purchase on how the property is held in joint names (i.e. joint tenants or tenants in common). We will simply require you to duplicate the current arrangements noted on title deeds at present.
 - e. (if applicable) I/We confirm that you may communicate with my/our mortgage lender to enable my mortgage to be transferred to the new title created by the lease extension. I/We note that I/we will be responsible for any administration fees charged by my lender (estimated to be £0 - 100)
 - f. I waive any potential conflict of interest in you acting for both the Landlord (with whom I have a share of freehold) and the Tenant (myself) in relation to the grant of a new lease.
- Please return with a **copy** of your current passport or photo driving licence and recent utility bill (of your current address not necessarily the flat).
 - (optional) If your name has changed on the title since your purchase (e.g. because you have married) please also enclose a copy of your marriage certificate or other evidence of this change.

Please return to:

Mark Sadler at kenneth elliot + rowe solicitors

By post : Enterprise House, 18 Eastern Road Romford Essex RM1 3PJ or

Email : mbs@ker.co.uk or

Fax: 01708 766674