

Dear **{Agents Name}**

Below is my formal offer in relation to the above mentioned property.

I hope that this is agreeable by your clients.

This is a formal offer and I expect exchange of contracts can take place within 8 weeks of the offer being accepted.

Proof of deposit and my AIP can be provided upon request and further information can be requested from our solicitors or mortgage broker, below, if required.

Property Address: {Property.Address}

Formal Offer

- I hereby confirm that I have viewed this property as much as we require
- I hereby confirm that other than survey, no further internal inspection will be required before completion
- I hereby confirm that that I am non dependant and have no related sale
- I hereby confirm that this property will be purchased as is
- I hereby confirm that I am prepared to exchange and complete as quickly as possible

Tenure: {Property.Tenure}

If any part of this property forms part of a lease then this offer is subject to the following leasehold information being correct

- The lease term remaining is no less than **{Lease Term Remaining}** years
- The ground is no more than **{Ground Rent P/A}** per annum
- The service charge is no more than **{Service Charge P/A}** per annum

Formal Offer Amount:

Deposit Amount:

Mortgage Amount:

Purchasers Details

Name:
Address:
Phone:
Mobile:
Email:

Solicitors Details

Firm:
Contact:
Assistant:
Address:
Phone:
Email:
Email:

Mortgage Brokers Details

Firm:
Contact:
Assistant:
Address:
Phone:
Email:
Email:

Special Conditions Of Offer

Depending on the type of property being purchased there may be additional conditions that come to light later that will restrict us from completing on the transaction.

- If the property is ex local authority then my lender will require a minimum of 50% of the units in the block to be privately owned.
- My lender will require the property to not be of sub-standard construction.
- My lender when remortgaging will require the property to be no smaller than 31 sqm.

I look forward to hearing from you.

King regards