

CTTP SIPP

Property / Land Questionnaire

1. Personal Information

For multi member purchases please ensure all members are aware of these details and have signed this form.

Forename(s)

Title

Surname

SIPP number (if known)

Telephone number

Email address

2. Property Information

Property address

Postcode

Property description/type (offices, factory, warehouse etc)

Please confirm if:

Freehold

Or Leasehold

If Leasehold, please confirm outstanding term of lease:

Annual ground rent:

Approximate age of property:

Purchase price (excluding VAT): £

VAT (if applicable): £

Total Purchase: £

Will the trustees wish to register for VAT?

Is the property being opted for VAT?

Is the property being sold as going concern?

If yes confirm Vendor's VAT number

Who is to manage the property?

A property management agreement will need to be set up

Please confirm who is to insure the property:

Proposed date of exchange of contracts or completion:

Does the property include any residential element?

If yes please provide details

3. Lease Information

If existing lease is to remain in force, please confirm:

Tenant

Address

Postcode

Rent per annum

Payment frequency: (Monthly / Quarterly / 6 months / Yearly)

Start date of lease:

End date of lease:

Is the tenant the SIPP member or the member's company or other connected party?

Please supply copy of existing lease to Solicitor acting for SIPP

New Lease

Proposed tenant(s)

Full name(s)

Address

Postcode

Proposed term

Rent review period

Rent amount per annum

Frequency: (Monthly / Quarterly / 6 months / Yearly)

Start date of lease:

End date of lease:

Is the tenant the SIPP member or the member's company or other connected party?

If yes then rent must be assessed by RICS qualified Surveyor

Environmental Risk and Planning Considerations

Nature of existing/previous tenant's use:

Nature of proposed Tenant's future use:

(if known)

Are any of these activities likely to have any environmental/contamination impact?

Yes

No

Details

Are there any known claims or incidents of an environmental nature in respect of the property or surrounding land?

Yes

No

Details

Please ensure the property has an appropriate energy performance certificate

Vendor's Details

Vendor's name

Address

Postcode

Telephone number

Vendor's Solicitor Details

Solicitor name

Address

Postcode

Please confirm

Is the Vendor connected to the Member?

Yes

No

4. Funding

Please confirm how the purchase is to be funded.

Borrowing (if required)

Please note that no more than 50% of the net fund value can be borrowed.

Is a loan required?

Yes

No

If Yes please confirm:

Bank / Building Society

Contact name

Address

Postcode

Telephone number

Amount of loan

Term

5. Professional Instruction

Do you wish CTPP to recommend a Solicitor with relevant expertise to act?

Yes

No

If No please provide details of your own solicitor

Solicitor (Name & Company)

Address

Postcode

Telephone number

Purchase by Joint Members

(Please specify the Members % share in the property. This must also reflect the financial contribution to the purchase price)

Share

Name

%

Share

Name

%

Share

Name

%

Share

Name

%

Valuation Report

Please provide a copy of any valuation reports carried out on the property by a RICS qualified surveyor within the last 6 months.

You should consult with any lender before appointing a surveyor as they may only use certain firms.

If a surveyor has been appointed, please confirm:

Name

Address

Postcode

Telephone number

6. Development Works

Please note the Pension Scheme cannot pay for fixtures and fittings.

Is any development or other works planned?

Yes

No

If yes Description of Works/Development:

Estimated costs:

Estimated timescale:

7. Declaration

Please read carefully and sign

I/we understand, accept and acknowledge that:

1 *Central Tax & Trustee Planning LLP/CPPT Services Ltd* will be instructing the solicitor named in to purchase and lease the property.

2 the solicitor's point of contact will be myself/my financial adviser/other - please specify.

(If not specified it is assumed that it is me).

3 *Central Tax & Trustee Planning LLP/CPPT Services Ltd* will, where no survey has been received, instruct the surveyor, named, or where borrowing is required and subject to the lender's agreement, the valuer instructed by the lender, to provide a market

4 *Central Tax & Trustee Planning LLP/CPPT Services Ltd* should arrange an environmental survey if advised by the valuer or other appropriate professional.

5 *Central Tax & Trustee Planning LLP/CPPT Services Ltd* gives no warranty, express or implied, as to the title to the property, its state, condition or value, and in particular (without limiting the generality of the foregoing) as to any valuation of the property by any valuers or surveyor appointed by *Central Tax & Trustee Planning LLP/CPPT Services Ltd*.

6 *Central Tax & Trustee Planning LLP/CPPT Services Ltd* will be relying on me, or on the Property Manager appointed by me and named to provide all management.

7 By instructing solicitors, surveyors, building contractors, or any other person, *Central Tax & Trustee Planning LLP/CPPT Services Ltd* will have no responsibility to me for the performance of those instructed.

8 I/we have arranged and agreed fees with all relevant professionals to be instructed by *Central Tax & Trustee Planning LLP/CPPT Services Ltd*. Such fees shall be met by either the funds held under the *Central Tax & Trustee Planning LLP/CPPT Services Ltd* Plan or by myself personally in the event that there are insufficient funds in the *Central Tax & Trustee Planning LLP/CPPT Services Ltd* Plan (CTTP SIPP).

9 I/we agree to indemnify *Central Tax & Trustee Planning LLP/CPPT Services Ltd* in respect of all liabilities, losses, damages and costs which they may incur in acquiring and holding this property in my pension fund.

10 *Central Tax & Trustee Planning LLP/CPPT Services Ltd* shall have no personal liabilities under any covenants or obligations on its part contained in any documentation, whether express or implied, relating to the property, and the liabilities of *Central Tax & Trustee Planning LLP/CPPT Services Ltd* shall be limited to the extent of the assets for the time being held under the pension arrangements of the Member/s signing this application under the *Central Tax & Trustee Planning LLP/CPPT Services Ltd* personal pension plan.

11 I/we undertake not to make any claim against *Central Tax & Trustee Planning LLP/CPPT Services Ltd* in respect of any defect in title, or state, or condition of the property, and/or resulting from the management, repair, refurbishment, development, value, marketability of the property, or otherwise.

12 I/we have been provided with, have read, understood and accept the terms of *Central Tax & Trustee Planning LLP/CPPT Services Ltd's* SIPP documents Key features, Terms & Conditions, Trust Deed & rules and agree to be bound by these documents (up to date copies on www.cttpsipp.co.uk).

13 I/we will not hold *Central Tax & Trustee Planning LLP/CPPT Services Ltd* liable for any non payment of rent by the tenant.

14 I/we understand that if *Central Tax & Trustee Planning LLP/CPPT Services Ltd* is unable to make repayments (where applicable) the property could be repossessed by the lender.

15 I/we will take account of any environmental issues raised and indemnify the administrator from environment claims and costs.

16 I/We confirm we have never sought or been given any regulated financial advice from *Central Tax & Trustee Planning LLP/CPPT Services Ltd*. They have given us no advice as to the suitability of our pension arrangements or the investments chosen.

17 In the event of a purchase on behalf of more than one Member we nominate:
as the point of contact.

We have read understood and agree to all points in the declaration.

Name

(Print)

Signed

Dated

Name

(Print)

Signed

Dated

Name

(Print)

Signed

Dated

Name

(Print)

Signed

Dated