

Self-Invested Fund

Property Assessment Questionnaire

The purpose of this questionnaire is to help determine the suitability of a property for investment through a Complete Solutions Self-Invested Fund. Before completing this form please read Irish Life's 'Guide to Your Complete Solutions Self-Invested Fund' booklet. Other information may be requested separately.

Once we have assessed the information provided, we will contact you with our initial opinion as to the proposed property's suitability.



Irish Life

1. Personal Details

This should be the personal details of

- (a) the owner of the plan in the case of a personal pension or approved retirement fund arrangement
- (b) the member/employee in the case of an occupational pension scheme

Title (Mr/Mrs/Ms)	<input type="text"/>
First Name	<input type="text"/>
Last Name	<input type="text"/>
Date of birth:	<input type="text"/> / <input type="text"/> / <input type="text"/>
Home Address:	<input type="text"/>
	<input type="text"/>
	<input type="text"/>
Contact Phone Numbers	Home: <input type="text"/>
	Mobile: <input type="text"/>
	Work: <input type="text"/>
E-mail address:	<input type="text"/>

2. Details of Proposed Property

Property Address:	<input type="text"/>
	<input type="text"/>
Is the property:	
Commercial <input type="checkbox"/>	or Residential <input type="checkbox"/>
	or Holiday Home <input type="checkbox"/>
New building <input type="checkbox"/>	or second-hand <input type="checkbox"/>
Is the property being sold "off-plans"?	Yes <input type="checkbox"/> No <input type="checkbox"/>
If yes:	
Developer Name:	<input type="text"/>
Expected Completion Date:	<input type="text"/> / <input type="text"/> / <input type="text"/>
Vendor Details	
Vendor's name:	<input type="text"/>
Vendor's address:	<input type="text"/>
	<input type="text"/>
	<input type="text"/>
Vendor's solicitor:	<input type="text"/>
Vendor's solicitor's address:	<input type="text"/>
	<input type="text"/>

Have you a copy of the brochure or prospectus from the vendor's agent? Yes ☐ No ☐

If yes, please send this to us along with this form.

If no:

Name of vendor's agent:

Vendor's agent's address:

Is the title of the property freehold ☐ or long lease ☐ ?

If long lease:

Outstanding Term:

Ground Rent:

Is the property being sold with vacant possession ☐ or sitting tenant ☐ ?

If sitting tenant:

Outstanding Term of Lease:

Current Rent:

Date of next rent review: / /

Is review upward only? Yes ☐ No ☐

3. Plan Type

What type of plan will the Self-Invested Fund be linked to?

Complete Solutions Personal Pension ☐

Complete Solutions Company Pension ☐

Complete Solutions Investment Only plan – for (small) self-administered pension schemes ☐

Complete Solutions Approved Retirement Fund ☐

Complete Solutions Approved Minimum Retirement Fund ☐

4. Financial Details

Property

What is the estimated purchase price for the property? €

What is the estimate of stamp duty? €

What is the estimate of legal costs? €

What is the estimate of the first-year service charges? €

What is the estimate of the valuation fee? €

What is the estimate of any fit-out, refurbishment or other costs? €

Total estimate of purchase price and purchase costs? €

What is the estimate of the annual rental value? € p.a.

Purchase

How will the self-invested fund finance the property purchase?

1. Existing funds in the Complete Solutions Plan Yes ☐ No ☐

If Yes:

What is the plan number?

What is the current plan value? €

2. Existing funds in the Complete Solutions Plan plus a single or annual payment Yes ☐ No ☐

If Yes:

What is the plan number?

What is the current plan value? €

What level of single premium payment? €

What level of annual premium payment? €

3. New single or annual payment into a Complete Solutions Plan Yes ☐ No ☐

If Yes:

How much is the single payment? €

How much is the annual payment? €

4. Transfer of funds from other pension arrangements Yes ☐ No ☐

(a) If yes, give details of the existing pension plan from which funds are being transferred (please note certain transfers are not allowed):

- Personal Retirement Savings Accounts ☐
- Personal Pension (RAC) plan ☐
- Occupational Pension Scheme ☐
- A self-administered pension scheme ☐
- Approved Minimum Retirement Fund ☐
- Approved Retirement Fund ☐

(b) Give the name of the insurance company/PRSA Provider/Qualifying Fund Manager the pension funds are with currently

(c) What is the current plan's transfer value? €

(d) When are funds being transferred? / /

5. Borrowing Yes ☐ No ☐

If yes, please complete the following section detailing the borrowing.

Borrowing can only be availed of where additional new contributions are being made or where funds are being transferred from an existing pension arrangement. You must also choose one of options 1-4 above.

Borrowing is not allowed under Approved Retirement Fund plans.

Proposed Lender Name:

Proposed loan term:

Proposed loan amount:

Estimated interest rate:

Estimated periodic repayment amount: € per

Estimated regular pension contributions you intend paying into your Complete Solutions plan: € per

Please note that where borrowing is being arranged, the lender may require the first six months loan repayments to be held within the self-invested fund separately, to cover against failure to repay the mortgage. This will be in a non-interested bearing cash account.

Solicitor to act on behalf of Irish Life

A solicitor must be chosen from our panel of solicitors to act on behalf of Irish Life in the purchase:

Solicitor Name:

5. Revenue Rules

In order for a pension fund or ARF/AMRF to purchase a property, the transaction must be conducted on an 'arms-length' basis, where the investor is not a connected person. This means that the investor, or the trustee/employer or member in respect of a company pension, cannot be connected with the property being purchased.

(a) Is the investor (or employer/trustee or member in respect of an occupational pension scheme):

The property vendor (or linked to the vendor)? Yes ☐ No ☐
The property tenant (or linked to the tenant)? Yes ☐ No ☐
Likely to be linked to the tenant in the future? Yes ☐ No ☐

(b) Does the investor (or employer/trustee or member in respect of a company pension) have:

Any use of the property? Yes ☐ No ☐

If you answered yes to any of the above questions, please give further details as to the link involved:

(c) Can you confirm that the proposed property meets with the 'arms-length' criteria? Yes ☐ No ☐

The relevant person will be asked to sign a declaration to support the above

(d) Does your loan application meet the following criteria? Yes ☐ No ☐

(not required for ARF/AMRF plans as borrowing is not allowed)

- The loan term cannot exceed 15 years.
- The loan must be fully repaid before the investor's normal retirement age.
- Rental income cannot be assigned to the lender.
- The loan cannot be interest-only.

Name of person providing the above information: (Block)

Acting as: ☐ Owner of the pension plan (or trustee if relevant)
☐ Member (employee under an occupational pension scheme)
☐ Financial Adviser

Date: / /

Irish Life Assurance plc is regulated by the Financial Regulator



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