

# Auction Pack Disclaimer



Property Address:	
Date:	

Under The Property Ombudsman Code of Practice for Residential Estate Agents, paragraph 4e, 7i & 7k, **iamsold Limited** have taken all reasonable precautions and exercised all due diligence by asking the Seller of the property to provide to us in writing a declaration of material information regarding the property to comply with the Consumer Protection from Unfair Trading Regulations 2008. However, certain information is unavailable and unknown, and we hereby clearly disclose what is missing to enable Buyers to make an informed transactional decision.

Clearly marked below are documents unavailable within the Auction Pack that would contain such material information, as explained above:

Document  
Unavailable

N/A

Some Information  
Still Unavailable

## TA6 (Property Information Form)

## TA10 (Fixtures & Fittings Form)

## TA7 (Leasehold Information Form)

A Leasehold, Commonhold or Freehold Managed property.

## CPSE's (Commercial Property Standard Enquiries)

## LPE1 (Leasehold Property Enquiries)

## Land Information Forms

## Freehold/Superior Title Documents

The property is subject to an unregistered Freehold/Superior Title and attempts to contact the Freeholder have proved unsuccessful.

**Due to the absence of the above documents, there is certain information that is still unknown/unavailable may include, but is not limited to:**

- Lease
- Number of years remaining on the lease
- Amount of ground rent and when payable
- Payable rent (Shared Ownership)
- Amount of service charge, and when payable
- Amount of any event fees, and when payable
- Amount of reserve fund contribution, and when payable
- Approximate total amount of reserve fund
- Details of any event-related fees & charges payable under the lease that are triggered by certain circumstances or events
- Details of any other fees / charges contained in the lease, commonhold community statement or title deeds
- Details of any unusual restrictions or covenants affecting the use and enjoyment of the property

***DISCLAIMER:** Where noted, some documents contained within this auction pack may have material omissions. We have asked further questions of the Seller regarding these omissions; however, this information is still unavailable and not known to **iamsold Limited**. Any bidder or buyer must carry out their own due diligence and rely on their own searches, investigations, and enquiries in respect of all matters relating to their proposed purchase of this property, including matters that have been revealed by this document to enable them to make an informed transactional decision before proceeding to bid/purchase the property.*

*If any of the material information that is omitted from this auction pack is required, then the Buyer's Conveyancing Solicitor will need to request that information from the Seller's Conveyancing Solicitor. **iamsold Limited** accept no liability in respect of the accuracy and validity of any information disclosed by this document.*

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