

### Energy Performance Certificates (EPC's)

Please confirm which option you are taking.

- ☒ propertyladder will source my EPC from one of their appointed providers.  
☐ We are sourcing our own EPC and this has been ordered.  
☐ We already have an EPC and we will make the information available to propertyladder.

I confirm propertyladder have spoken to me regarding potential fines for not having an EPC and that I have decided to take the above option.

Signed  Date 26/4/25  
 Signed  Date 26/4/25

### Client Identification & Money Laundering

Date of Birth Client 1 16/08/1991 Client 2 18/7/1994  
 Photo Document PHOTOS  
 Address Document

### Politically Exposed Persons Declaration

Domestic or Foreign PEP's are individuals who are or have been entrusted with prominent public functions, for example Heads of State or of government, senior politicians, senior government, judicial or military officials, senior executives of state owned corporations, important political party officials. A family member or close associate of any of the above.

I hereby confirm that one or more of the sellers is ☐ is not ☒ a PEP.

Signed  Date 26/4/2025

### YOUR NEXT MORTGAGE!

Our mortgage consultant will give you a call to discuss what we can do to help when it comes to arranging your next mortgage.

- ☐ Please arrange for me to receive a call from your mortgage consultant.

### YOUR LEGAL SERVICE...

A member of our legal team will provide you with a free quotation and will explain how our service will benefit you.

- ☐ Please arrange for me to receive a call from your legal team.

# Fact Find

NAME OF SELLER(S): Mr Kyle Steward Mrs Kayleigh Steward  
 PROPERTY ADDRESS: 15 Dehant Road, Norwich, NR6 6HH  
 DATE OF PURCHASE: 2018

Under consumer protection regulations, we are obligated to ensure that any information used in the marketing of your property does not misrepresent the position to any material extent. Accordingly it is important that you provide us with accurate answers to the following questions which are applicable to your property, since any prospective buyer may rely upon this information when negotiating a sale. Misdescription of or the omission of a material factor could give rise to serious legal consequences.

### Which of the following services are available within the property?

Mains Electricity YES ☒ NO ☐  
 Mains Gas YES ☒ NO ☐  
 Mains Water YES ☒ NO ☐  
 Mains Drainage YES ☒ NO ☐  
 Other .....

Is the property on a special electricity tariff? (Green Deal, Economy 7 etc.) YES ☐ NO ☒

What heating system, if any, does the property have? Gas Central

Is the heating system in good working order? 3 years old YES ☒ NO ☐

If 'Yes' please give details (i.e. date of service/service agreement) Combi - Due Nov 25

Is the property affected by Easements, Wayleaves or Rights of Way? YES ☐ NO ☒

(i.e. does anyone have rights of access to or over the property?)

If yes please give details

Are there any shared or communal areas or facilities? YES ☒ NO ☐

(i.e. drying areas, gardens, cable T.V.)

If yes, please give details Don't own garage - driveway to front of

Is the property situated on a private road? YES ☐ NO ☒

If yes, please give details

Is your garage/parking within your plot? YES ☐ NO ☐

If yes, please give details own garage



Are all the boundaries clearly fenced off?

YES ☒ NO ☐

Have the boundaries been altered in anyway or has any land been added to or taken away from the property?

YES ☐ NO ☒

Does any of the land with the property not belong to you, or is any of it rented by you or used with any land you own?

YES ☐ NO ☒

Are there any Restrictive Covenants affecting the property?

YES ☒ NO ☐

(i.e. parking, caravan storage, retirement housing, development restraints)

If yes, please give details

Chickens + farm animals

Are you aware of a breach of any restrictive covenants, restrictions or obligations in respect of the property?

YES ☐ NO ☒

Are there any adverse claims or disputes affecting the property or in respect of this property over neighbouring property?

YES ☐ NO ☒

Is the property a Listed Building?

YES ☐ NO ☒

If yes, please give details

Are the grounds affected by a Tree Preservation Order (s)?

YES ☐ NO ☒

If yes, please give details

Is the property located in a Conservation Area?

YES ☐ NO ☒

If yes, please give details

Are you aware of any current planning applications in the vicinity affecting the property?

YES ☐ NO ☒

If yes, please give details

Are you aware of a breach planning permission or building regulation in respect of the property?

YES ☐ NO ☒

If no, please give details

Has the dwelling been extended or altered?

YES ☐ NO ☒

If yes, when?

Was planning permission obtained?

YES ☐ NO ☐

Were building regulations obtained?

YES ☐ NO ☐

Was local Bylaw approval required?

YES ☐ NO ☐

If so was it obtained?

YES ☐ NO ☐

Was consent required from previous owner/developer?

YES ☐ NO ☐

If so was it obtained?

YES ☐ NO ☐

This question relates to Council Tax banding where an extension could lift a property into a higher band. This increase only comes into effect upon the sale of the property.

COUNCIL TAX BAND:

B

Nottingham City Council

AMOUNT PAYABLE PER ANNUM £

Tenure:

Freehold ☒ Leasehold ☐

Length of Lease

Years Remaining

Who owns Freehold

Management Company

Ground Rent

Services Charges

Buildings Insurance

Brown + Co

around £100 p/a (£82 per annum)

Are there any restrictions preventing you selling?

To anyone

YES ☐ NO ☒

Limiting the persons who can buy or occupy the property.

YES ☐ NO ☒

Have you had any notification of anything?

Adversely affecting the structure of the property

YES ☐ NO ☒

Affecting or likely to affect the future enjoyment of the property or its privacy or affecting the value

YES ☐ NO ☐

of the property or the character of the neighbourhood.

(Such as problem neighbours, Japanese Knotweed, anti-social noises or pungent smells, etc.)

Can you supply guarantees or warranties with original estimates, quotations and invoices, for any works carried out on the property?

YES ☐ NO ☒

If so please make them available.

List any of the above here

I confirm that to the best of my knowledge and belief, these statements are fair and accurate and the information provided may be used in connection with the proposed sale of my property and at the description released to any prospective buyer and hereby indemnify you accordingly.

Signed

K. Steward

Date

26/4/25

Signed

K. Steward

Date

26/4/25

Signature on behalf of Property Ladder:

Signed

[Signature]

Date

26/4/2025