

Reservation Agreement

This is not a contract for sale of the Property

Property Address		41-43 Old Road, Cheadle SK8 2BP	
Plot No:		Estimated Completion expected:	Q2 2026
Purchase Price		Price valid until	28 Days after date of receipt of contract documents by Buyer's Solicitors
Number of Bedrooms: Type of property: Apartment		Tenure: Leasehold Length of Lease: 999 years	
Seller	Xpercify (LH) Ltd		
Special Conditions <i>(if applicable)</i>	To exchange within 28 days after receipt of contract documents by Buyers Solicitors.		
Standard Terms: • This Reservation Agreement will end 28 days after the date of receipt of the contract documents by the Buyer's solicitor (the "Expiry Date"). • A none-refundable Reservation Fee of £2,000. • A non-refundable Admin fee of £500 • Exchange of contracts is due within 28 calendar days from receipt of contract documents by the Buyer's Solicitor. • The Seller agrees not to sell or attempt to sell the Property unless the Expiry Date has passed. • If the Buyer cancels the Reservation or fails to exchange before the Expiry Date then the Reservation Fee is non-refundable. • 20% deposit sum is payable in 28 days (minus £2,000 reservation fee). • £500 fee is chargeable as an admin fee, covering AML costs and other banking and administrative costs of sale • Completion monies - balance of 80% of the purchase price (taking into account the reservation fee paid together with any other sums due under the contract) is payable upon legal completion of the purchase of the property <i>In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. By signing this agreement as the seller (or purchaser) you understand that we will undertake a search with Credit Referencing Agencies for the purposes of verifying your identity. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.</i>			

Company Name (if applicable)		
Buyer details	Buyer 1	Buyer 2

Reservation Agreement

This is not a contract for sale of the Property

Title & Surname:		
First Names:		
Address & Postcode:		
Tel: Work:		
Home:		
Mobile:		
E-mail:		

Buyers Circumstances			
Purpose of purchase: Investment			
Do you have a property to sell?	No	What size mortgage do you require?	

Buildings Management Services and Estimated Costs	
Managing Agent	TBC
Tenure	Leasehold 999 Years

Ground Rent	£0	
Estimated Service Charge	£2.80	<i>* The level of charges specified are an estimate of the expected expenditure but will be subject to review by the Managing Agents during the build programme and also at the end of each financial year to ensure that the sums fairly reflect the cost of provision of services, materials and any future expected expenditure.</i>

AML CHECK- PLEASE DETAIL WHAT DOCUMENT YOU WILL BE PROVIDING AND ATTACH TO THIS FORM <i>We will be undertaking an electronic money laundering search with these details</i>	
Proof of Address (make sure this document is certified)	TBC
Identity document (make sure this document is certified)	TBC

Reservation Agreement

This is not a contract for sale of the Property

Buyer(s) Solicitor:		Seller(s) Solicitor:	
Contact: Shaun Anderton		Luke Underhill / James Smith	
Firm: PCB		Firm: Holden Smith	
Address: 111 Piccadilly, Manchester, M1 2HY		Address: Manchester Suite 2.13 111 Piccadilly Manchester M1 2HX	
Email: Shaun Anderton <sanderton@pcblawyers.com>		Email: luke.underhill@holdensmith.co.uk / james.smith@holdensmith.co.uk	
Tel: 01484 792 111		Tel: 0161 3994701	
DX No:	Fax:	DX No:	Fax:

Declaration:

I/We wish to purchase the above property (subject to contract) and have paid a Fee of **£2,500 (£2,000 reservation fee + £500 admin fee)** payable to:

UK Bank

BANK: HSBC

ACCOUNT NAME: BuyAssociation

ACCOUNT NUMBER: 20250686

SORT CODE: 40-11-56

IBAN: GB24HBUK40115620250686

SWIFT/BIC: HBUKGB4195S

Hong Kong

Account Name: BuyAssociation (Hong Kong) Limited

Bank: HSBC

Bank Code: 004

Account Number: 023-343106-838

Swift Code: HSBCHKHCHKH

Reservation Agreement

This is not a contract for sale of the Property

Branch: Head Office 1 Queen's Road, Central, Hong Kong			
I/We confirm that we have read and understood the terms set out above. Signing this form does not commit us to buying the property, but signifies that we wish to proceed to an exchange of contracts upon the terms which have been agreed "subject to contract".			
It is acknowledged by the parties that this document does not form part of any contract or agreement for the sale or purchase of any interest in the Property and the terms for the proposed sale of the Property, are and remain "subject to contract", and prior to exchange, either party may withdraw.			
Buyer 1 Name: Signature:		Date:	
Buyer 2 Name: Signature:		Date:	
Investment Representative Name: Signature:		Date:	

Your contact for any queries relating to this Reservation Agreement is:

Name :	
Telephone:	Email:

It is essential you appoint a professional legal advisor to carry out the legal formalities of buying the Property and to represent your needs. We have a panel of solicitors who have already appraised the site and are happy to represent you. Please refer to the Investment Advisor for assistance and which panel solicitor may be best for you.

X	Tick here if you give your permission be contacted by email, phone or SMS by our letting management partner
X	Tick here if you give permission to be contacted by our tax adviser and legal company set up
X	Tick here if you give your permission be contacted by email, phone or SMS by our furniture pack partner