**Standard Clauses Checklist (SSC4)**

The following points/questions should always be asked of clients as representing the material issues on which a client requires to give input prior to framing any formal acceptance.

The numbering reflects the relevant standard clauses.

**Client:**

**Matter Number:**

**Property:**

**Date:**

**Completed by:**

**Offer:**

**Price: £**

**Entry:**

**Others:**

**Notes:**

|  |
| --- |
|  |

| **Clause** | **Question/Comment** | **Notes** |
| --- | --- | --- |
| 1.1 | The price includes all fittings and fixtures. |  |
| 1.1.4 | Note “new” fittings e.g. wall brackets etc |  |
| 1.3 | All items are owned outright by the Seller. |  |
| 1.4 | The Seller agrees to remove all items from the Property at settlement – ask about appliances that are not integrated. |  |
| 2 | The Seller is not aware of any issues arising under this Clause. |  |
| 3 | The Seller does not hold any guarantees for delivery. |  |
| 4.1 | The Seller undertakes that all systems and appliances will be in working order commensurate with age at settlement. |  |
| 4.6 | The Seller confirms that they have received no notice any system was unsafe/dangerous. |  |
| 5.1 | The Seller has had no planning applications served on them. |  |
| 5.2 | The Seller has no knowledge of any development proposal. |  |
| 6 | The Seller is not aware of Council repair or other notices. |  |
| 7.1.2 | The Seller is not aware of any material common repairs proposed or outstanding.* Is there a factor?
* Who is the factor?
 |  |
| 8 | There have been no alterations to the Property. |  |
| 9 | There are no Court proceedings affecting the Property and no disputes with neighbours. |  |
| 10 | The Seller is happy to give access post conclusion to Buyer for measuring up, etc. |  |
| 11 | The Property has mains services. |  |
| 16.1 | The Seller is not aware of any further title conditions imposed on the Property affecting the Property not disclosed in the title. |  |
| 18.1(v) | The Seller will deliver keys for all external doors and garages. |  |
| 18.1.7 | There are no applications for rectification. |  |
| 19.1/19.5 | The Seller is not a foreign registered company. |  |
| 20.1 | The Seller accepts risk of damage only passing at settlement and will maintain insurance in place. |  |
| 20.4 | The current buildings insurance has been granted on normal reasonable terms. |  |
| 28.1/28.2 | The Seller has owned the Property and has possessed the same peaceably for at least one year. |  |
| 29.1 | The Seller does not have a green deal plan for electricity. |  |
| 29.3 | The Property has no solar panels or similar. |  |
| 31.2 | The Seller confirms the information in Property Questionnaire (PQ) is true and correct. |  |
| 31.3 | The Seller confirms the information within the PQ remains same as at date of offer as at date of issue of PQ. |  |
| 32 | Check the Deed will not be signed under any Power of Attorney. |  |
| 34.1 | The Seller confirms they have made no claim for Council Tax reduction due to vacant property relief |  |
| 34.2 | Advise the Seller they require to intimate sale to the Council Tax authority |  |
| 34.3 | The Seller confirms no alterations by them impacting on Council Tax banding |  |

**REMINDERS**

* Check re SEPA/Water Tests, etc. if not mains
* Advise that they will need to sign deed before date of entry
* Advise that the contract is not legally binding until missives are concluded in writing.
* NB – consider if CGT Return may be required if property is not a principal residence.