

BUYING A RESIDENTIAL PROPERTY.

Questionnaire for the Purchaser.

1. We will need to contact you.

- a. Please give us the following contact details:

Full Name*: _____ (*Mandatory)

Email*: _____ (*Mandatory)

Phone: _____

Full Postal Address:

Eir Code: _____

2. The Property:

- (i) What type of property are you purchasing?

Descriptions:

- a. Detached House
- b. Semi-Detached House
- c. Apartment in Multi-Unit Block
- d. Other, Please describe. _____

- (ii) Is the property new or second-hand?

- a. New
- b. Second-Hand

- (iii) What is the location of the property?

- a. Urban
- b. Rural

- (iv) What is the approximate age of the property? _____

(v) Are the Boundaries of the property clearly defined on the ground?

- a. Yes
- b. No
- c. Don't know.

(vi) When you inspected the property, did there appear to be any extensions or alternations that might have required Planning Permission or that would be affected by Building Regulations?

- a. Yes
- b. No
- c. Don't know.

(vii) Is the Property in an Estate that has been left unfinished?

- a. Yes
- b. No
- c. Don't know.

3. Access to Property/ Rights of Way

(viii) Do the roads and services seem to be in charge or maintained by the Local Authority?

- a. Yes
- b. No
- c. Don't know.

(ix) Is the property accessed by a laneway or private road that does not appear to be in charge of or maintained by the Local Authority?

- a. Yes
- b. No
- c. Don't know

(x) Will you need to access the property via a shared entrance?

- a. Yes
- b. No
- c. Don't know

4. Loan and Mortgage.

(xi) Are you getting a loan?

- a. Yes
- b. No

(xii) If yes, who is the Lender? _____

(xiii) Is the loan to be secured by a Mortgage to be registered against this property?

- a. Yes
- b. No

(xiv) Is the Lender taking a Mortgage over any other property to secure this loan?

- a. Yes
- b. No

5. Purchasers.

(xv) Is the property being purchased in one name or by multiple Purchasers?

- a. One Name
- b. Multiple Purchasers

(xvi) If Multiple Purchasers, say how many: _____

6. Marital/Civil Status

(xvii) What is your Marital/Civil Status?

- a. Single
- b. Married
- c. Civil Partnership
- d. Divorced/Civil Partnership Dissolved
- e. Widow/Surviving Civil Partner
- f. Co-Habiting
- g. Other (Please explain) _____

(xviii) Have you been:

- | | | | | |
|--------------------------------|-----|--------------------------|----|--------------------------|
| a. Separated | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| b. Divorced | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| c. Civil Partnership Dissolved | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |

d. Formerly Co-Habiting Yes No

(xix) If you are Separated, Divorced or had a Civil Partnership Dissolved, was the Separation, Divorce or Dissolution obtain in Ireland?

a. Yes

b. No

(xx) What is the Marital, Civil or Co-Habiting Status of each of the other Purchasers?

(this information is required so that we know whether you will need additional advice on issues that might arise as a result of your Marital/Civil Status, such as property ownership, Family/Shared home Declarations and Inheritance issues)

7. Tax Matters

(xxi) If are one of Married /Civil Partnered couple who are purchasing the property together, do you currently share the same tax number?

a. Yes

b. No

(this information is needed for the Revenue Commissioners when paying any Stamp Duty on the property. If you have a PRSI Number ending with "W", you will need to get a new number to use when paying the Stamp Duty. If this is not available within the time-limit for paying the Stamp Duty, you may be charged penalties and interest by the Revenue).

8. Additional Information.

(xxii) Please let us know anything else about the property or your circumstances that you believe would be important for us to know at this point. For instance, have you any particular concerns about the structure, boundaries, services, access or any other matters?

(xxiii) Are you or any of the Purchasers getting a gift or loan from any other person to assist in purchasing this property? If so, please provide full details, Name of Donor, Amount of Gift/Loan etc.

9. Disclaimer.

Our quotation for professional fees, will not include additional work that might arise from the circumstances of your particular case.

Examples giving rise to additional work would include the following:

- Planning Problems or issues;
- Advice relating to Litigation about the Purchase;
- Problems with the Seller's Ownership, such as mapping difficulties;
- Missing Deeds;
- Delay by either side resulting in additional work;
- Property will be the subject of a First Registration Application in the Land Registry Section of the PRAI post-purchase;
- Problems arising in the course of the transaction that will require us to negotiate a solution with the other side.