

MUSE

Vendor; Muse Places Ltd

RESERVATION (Subject to contract and MUSE Places Ltd approval)

| | | | |
|--|--------------------------------|---------------------|--|
| Plot No. | Property Type: | No. of beds: | Date: |
| | Parking: Not Applicable | | |
| Development Name: Upper East | | | Marketing Price: £ |
| Plot Address: Estelle House 21 Stroudley Walk, London, E3 3ZZ. | | | Sale Agreed Price: £ Subject to exchange of contracts within 28 days from Issuance of contract by Addleshaw Goddard. |
| | | | Estimated Build Completion: November 2025 |
| | | | Current Estimated Service Charge £4.25 Per Sq. Ft |
| PURCHASER (1) Name & Address: | | | Home: |
| | | | Mobile: |
| | | | Email: |
| PURCHASER (2) Name & Address: | | | Home: |
| | | | Mobile: |
| | | | Email: |
| PURCHASERS SOLICITORS Name & Address: Riseam Sharples, 2 Tower Street London WC2H 9NP | | | Tel: +44 (0) 20 7257 8911 / +44 (0) 7743 943766 |
| DX Number: DX 140580 Covent Garden 4 | | | Fax: |
| | | | Contact: Hani Zuhuri Email: hani@rs-law.co.uk |
| PURCHASER'S SALES STATUS: TICK ALL THAT APPLY FTB / NDS / SSTG / INVESTOR / OWNER/OCCUPIER/PURCHASING TO GIFT TO A FAMILY MEMBER OTHER (Please state) | | | |
| PURCHASER'S MORTGAGE REQUIREMENTS: | | | |
| Has the recommended mortgage advisory service been contacted? YES / NO | | | |
| Mortgage Lender Details (Name): TBC Amount Required: TBC | | | |
| SPECIAL COMMENTS (INCLUDING INCENTIVES): | | | |
| Subject to exchange of contracts by: Date | | | |
| INITIAL DEPOSIT: | | | |
| The reservation fee is £2,000 ; we will reserve the above property subject to satisfactory exchange of contracts on or before 28 days from Issuance of contract by Addleshaw Goddard. | | | |
| The balance of 10% deposit (£) will become payable on or before exchange of contracts. | | | |

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SOURCE OF ENQUIRY: Crestbrick

I/we confirm the reservation on the above plot and on the conditions set out below:

Purchaser (1) PRINT NAME:

SIGNATURE:

Purchaser (2) PRINT NAME:

SIGNATURE:

Date:

I/we acknowledge receipt of the Reservation Deposit; £

Paid by BACS/CHEQUE

(Sales Advisor) PRINT NAME:

SIGNATURE:

Date:

CONDITIONS

1. We confirm that we have been advised of the need to appoint our own solicitors or legal conveyancer to represent us and to deal with the legal formalities of purchasing the above property (see page 1).
2. If by the exchange date we have not entered into an unconditional contract for the purchase of the above property, the company reserves the right to withdraw its offer to sell the property to us and to re-offer the property on the open market and the company will retain £500 of the reservation fee to cover administration and abortive legal costs.
3. In the event that you cancel the proposed purchase prior to the exchange deadline, the company will retain £500 of the reservation fee to cover administration and abortive legal costs.
4. In the event you cancel the proposed purchase within 48 hours but prior to contracts being issued to your appointed legal representative, the company will retain £150 of the reservation fee to cover administration costs.
5. We acknowledge that we will be asked to provide *three forms of certified identification prior to exchange of contracts by our solicitor and consent to them supplying Muse with copies pursuant to the Money Laundering Regulation 2003. (*Photographic i.e. copy of current passport or new style driving licence, copy of council tax bill plus utility bill or bank/credit card statement – addressed to the buyer which he/she has given prior to exchange of contracts).
6. We accept the following information has been provided 1) Estimated service charges for the property / which is offered in good faith, and are subject to change, 2.) Managing Agents Buyers Information leaflets. 3) Management company details 3) Warranty Provider details 4) Explanation of the customer care procedure and point of contact 5) Online Homeowner's manual will be provided on legal completion. 6) Homebuyer Information Booklet. The buyer should refer to the legal pack for further information
7. Please note that from time to time, your personal data may be shared within the Morgan Sindall Group of companies, its agents or carefully selected third parties. Personal data will also be passed to relevant utility companies and local authorities to advise them of the change in ownership of the property and for the purposes of council tax notifications. As a part of our ongoing responsibilities to you in respect of the property your personal data will be shared with those contractors who will be invited to resolve customer care issues, if any, warranty provider and with the managing agent responsible for the building once appointed.