

CML Disclosure of Incentives Form

This form must be completed by the seller(s) of any property that is yet to be occupied for the first time, or for the first time in its current form, for example, because of a renovation or conversion. The completed form must be supplied to the solicitor/conveyancer acting on behalf of the lender providing the mortgage finance for the property. The form must be supplied to the valuer acting on behalf of the lender upon request.

1. Name of the buyer(s)

2. Full address of property

Plot number:.....
 Dwelling type (house, flat, maisonette etc).....
 Postal address.....

 Postcode (if allocated):.....

3. Please provide full details of any purchase scheme utilised in this transaction (e.g. First Time Buyers Initiative (English Partnerships), Shared Equity, Shared Ownership etc), including the proportion of the equity that the buyer is purchasing and any proposed second charges in favour of the seller of the property.

Purchase scheme..... Equity purchased by the buyer% Equity contribution (2nd charge)%

4. Name(s) and address(es) of the seller(s) (list details of all organisations/individuals who will receive all or part of the sale consideration as a result of this transaction, including any known sub-sales e.g. where a secondary buyer has entered into a sub-contract with the original buyer(s) - continue on a separate sheet if necessary).

Organisation/Name:.....	Organisation/Name:.....
Address.....	Address.....
.....
.....
Tel.....	Tel.....

5. Please complete (a) and (b) where appropriate

a) State the approximate number of constructed units on the seller's site

Units constructed in the last 12 months Units planned to be constructed within the next 12 months

b) If the property is being sold by, or on behalf of, an investor/investment company or you have identified an investor/investment company in paragraph 4 above; please state the total number of units on site in which the investor/investment company has ownership rights/a sales interest.

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6. Is a garage or parking space included in the transaction?

Yes No

If you have ticked YES, please provide full details of the parking facilities provided, stating whether they are on-site or off-site.

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7. List full details of any shared amenities included in the transaction, for example: access to gym facilities (this should not include access to open spaces or use of communal stairwells, lifts or access points)

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8. List the details of any introductory/finders fees that have been agreed (continue on a separate sheet if necessary)

Name of recipient(s).....	Name of recipient(s).....
Address.....	Address.....
.....
.....
Fee agreed £.....	Fee agreed £.....

9. Please provide the list price, any discounts and the agreed sales price (this should not include any incentives as these will be detailed in question 10 below)

List price £..... Discount £..... Agreed sales price £..... Date sales price agreed

10. List the detail of incentives received by the purchaser either before or after completing the transaction (continue on a separate sheet if necessary)

List full details of the value of ALL financial incentives offered to and accepted by the buyer(s)

Deposit paid £.....
 Equity contribution (as detailed in question 3) £.....
 Guaranteed rental income £..... Total (£.....per month for months)
 Mortgage subsidies £..... Total (£.....per month for months)
 (including payment of mortgage interest, subsidies of interest rate and mortgage payment subsidies)
 Stamp duty land tax payment £.....
 Cashbacks £.....
 Moving costs £.....
 Legal fees £.....
 Valuer fees £.....
 Discount for purchase of more than one property £.....
 Other financial incentives not listed* £.....

* Please provide full details

Provide a list of non-financial/in-kind incentives offered to and accepted by the buyer(s). This should not include any items provided as part of the standard specification of the property.

For example: white goods/kitchen appliances; furniture/furnishing; electrical equipment; garden furniture/landscaping; holidays; vehicles; payment of any household bills (council tax, utilities, grocery etc); buy-back guarantees; car-parking season tickets etc, this is NOT an exhaustive list.

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11. If you are purchasing the buyer's property or offering a part exchange to the buyer please list the agreed price. Please detail any premium paid over the independent valuation for any property.

Agreed purchase price £..... Premium agreed above valuation (if any) £.....

12. This form was presented to the valuer by:

Print name Company..... Date.....

IMPORTANT INFORMATION ABOUT THIS FORM

The information provided in this form is a material consideration taken into account by any valuer valuing the property and any lender deciding how much to lend on the security of the property. The solicitor/conveyancer acting on behalf of the lender will assume that the information is accurate and complete to the best of the seller's belief and that there are no off-contract arrangements linked to this transaction.

After submitting this form the solicitor/conveyancer acting for the seller must inform the solicitor/conveyancer acting for the lender of any changes to the information provided as soon as is practicable, but in any event prior to completion of the transaction.

Signature on behalf of the seller(s)
 Print name
 Organisation
 Position
 Date signed