



GET A QUOTE SALE OF A RESIDENTIAL PROPERTY QUESTIONNAIRE FOR A SELLER

WE WILL NEED TO CONTACT YOU

Please give us the following contact details:

Name*: [*mandatory]
Email*: [*mandatory]
Phone:
Postal address:

THE PROPERTY

1. WHAT TYPE OF PROPERTY ARE YOU SELLING?

- Detached house
- Semi-detached house
- Apartment in multi-unit block
- Other (please describe):

2. ARE YOU USING AN AUCTIONEER/ESTATE AGENT TO SELL THE PROPERTY?

- Yes
- No
- Don't know

3. IS THE PROPERTY OCCUPIED?

- By yourself
- By tenants
- Vacant

4. ARE THERE ANY DISPUTES WITH NEIGHBOURS?

- Yes
- No

5. IF YES, PLEASE STATE THE NATURE OF THE DISPUTES:

6. DID YOU OR A FORMER OWNER CARRY OUT WORK ON THE PROPERTY, SUCH AS ADDING A CONSERVATORY OR OTHER EXTENSION?

Yes

No

7. IF YES, PLEASE LIST THE WORK:

8. IF YOU WERE THE ONE WHO DID THIS WORK, SINCE YOU ACQUIRED THE PROPERTY, DID YOU GET PLANNING PERMISSION?

Yes

No

9. IF YES, WILL THE NECESSARY ARCHITECT'S/ENGINEER'S CERTIFICATES CONFIRMING THE POSITION BE AVAILABLE?

Yes

No

Don't know

10. IS THE PROPERTY PART OF A MANAGED DEVELOPMENT, SUCH AS AN APARTMENT IN A MULTI-UNIT BLOCK?

Yes

No

11. IF YES, ARE THERE ANY PROBLEMS ABOUT THE UPKEEP OF COMMON AREAS OR THE PAYMENT OF ALL THE SERVICE CHARGES?

Yes

No

Don't know

12. IS YOUR SERVICE CHARGE PAID UP TO DATE?

Yes

No

13. ARE THERE CONTENTS INCLUDED IN THE SALE?

Yes

No

ACCESS TO PROPERTY / RIGHTS-OF-WAY

14. ARE THERE ANY RIGHTS-OF-WAY AFFECTING THE PROPERTY?

- Yes
- No
- Don't know

15. ARE THE ROADS, FOOTPATHS AND SERVICES IN CHARGE OF AND MAINTAINED BY THE LOCAL AUTHORITY?

- Yes
- No
- Don't know

16. ARE THERE ANY PIPES OR CABLES SERVING THE PROPERTY, EXCLUDING PUBLIC UTILITY SERVICES, THAT CROSS A NEIGHBOUR'S LAND?

- Yes
- No
- Don't know

OUTGOINGS

17. WILL YOU BE IN A POSITION TO GIVE RECEIPTS FOR ALL RECENT PROPERTY AND HOUSEHOLD TAXES?

- Yes
- No

18. HAVE YOU ALREADY GOT AN ENERGY EFFICIENCY CERTIFICATE (BER)?

- Yes
- No

TAX MATTERS

19. IS THERE ANY CHARGE IN FAVOUR OF A HEALTH BOARD – FOR EXAMPLE, THE NURSING HOME FAIR DEAL SCHEME?

- Yes
- No

PERSONAL AND TAX MATTERS

20. WHAT IS YOUR MARITAL/CIVIL STATUS?

- Single
- Married
- In a civil partnership
- Divorced/civil partnership dissolved
- Widow/surviving civil partner
- Cohabiting
- Other (please explain):

21. HAVE YOU BEEN SEPARATED, DIVORCED OR HAD A CIVIL PARTNERSHIP DISSOLVED?

Yes

No

22. IF SEPARATED, DIVORCED OR HAD A CIVIL PARTNERSHIP DISSOLVED, WAS THE SEPARATION, DIVORCE OR DISSOLUTION OBTAINED IN IRELAND?

Yes

No

FINANCE

23. WILL THE EXPECTED NET SALE PROCEEDS, AFTER PAYMENT OF ALL THE COSTS OF THE SALE, BE ENOUGH TO PAY WHAT IS DUE TO YOUR BANK, SO THAT THE BANK WILL BE PREPARED TO CLEAR THE MORTGAGE OFF YOUR DEEDS?

Yes

No

Don't know

24. IS YOUR MORTGAGE ALSO CHARGED ON, OR LINKED TO, OTHER PROPERTY?

Yes

No

Don't know

ADDITIONAL INFORMATION

25. 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 CONCERNS ABOUT STRUCTURE, BOUNDARIES, SERVICES OR ACCESS?

DISCLAIMER

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

Examples would include the following, but there could also be other additional work:

- Planning problems.
- Problems with the seller's ownership, such as if the property was formerly a family property but it is still registered in another family member's name.
- Mapping difficulties.
- Missing deeds.
- Delay by either side resulting in additional work.
- Problems in the course of the transaction that will require us to negotiate a solution with the other side.
- Advice relating to litigation about the sale.

COMPLETING THE QUESTIONNAIRE

If you opt to complete the questionnaire yourself before contacting a firm, then when you have selected a firm or firms, you can send the completed questionnaire to them by email or post.