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Our Ref: { MERGEFIELD MATTER_FEE_EARNER_ID }/{ MERGEFIELD client_no }/{
MERGEFIELD matter_no }

Your Ref:

{ QUOTE { DATE \@ "d MMMM yyyy"} }

{ MERGEFIELD fssm_Cli_Names }
{ MERGEFIELD CALCULATION_ADDRESS }

Dear { MERGEFIELD RC_CLI_BANK_FW_CLI_SALUT }

Re: { MERGEFIELD fssm_RC_Property }

Seller: { MERGEFIELD fssm_RC_VEND1NAME } { MERGEFIELD fssm_RC_VEND2NAME
} { MERGEFIELD fssm_RC_VEND3NAME } { MERGEFIELD fssm_RC_VEND4NAME
}

Buyer: { MERGEFIELD fssm_RC_PURCH1NAME } { MERGEFIELD
fssm_RC_PURCH2NAME } { MERGEFIELD fssm_RC_PURCH3NAME } {
MERGEFIELD fssm_RC_PURCH4NAME }

I am pleased to enclose a copy of the Contract documentation which I have received from the seller's solicitors. I enclose the following for your attention:

1. Property Information Form
2. Fittings and Contents Form
3. Copy Land Registry Title and filed Plan

Having received the contract documentation, I will now proceed to look through it carefully and raise enquiries. Once I have received the replies, I will prepare and provide you with a full report detailing the replies to these enquiries together with information regarding the title to the property.

You should be aware that you are entering in the contract to purchase the property based on your own inspections and surveys and that you are not placing any reliance upon any statements or representations made to you (verbally or in writing) by, or on behalf of, the seller other than the information contained within the Property Information Form and Fittings and Contents Form, and any queries raised in our correspondence with the seller's solicitor. It is therefore imperative that you consult with a surveyor, or other expert, in relation to the property.

You will likely have heard the phrase *buyer beware*. Essentially, this means that the onus is on the buyer to discover any physical faults of the property. I would therefore strongly suggest that you obtain a survey of the property from a surveyor. There are different types of survey, such as a Homebuyer's Valuation & Survey, or a Full Survey, and a surveyor will be able to assist you in deciding which survey is best.

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It may be tempting to rely solely on the valuation report conducted on behalf of the lender, if you are obtaining a mortgage, however this report will not usually reveal sufficient information about the state of the property to uncover any potential issues, such as structural problems.

I should be grateful if you would please carefully look at the plan attached to the Title Deeds. It is unusual for a plan to be wrong, but you should be sure that it includes the parcel of land you are expecting to buy. If the plan appears to be wrong, please let me know immediately.

You should also please make me aware of any enquiries you wish me to raise with the seller's solicitor as soon as possible so as to avoid any delays.

I look forward to hearing from you. Please do not hesitate to contact me should you have any queries regarding the documentation enclosed.

Yours sincerely

{ MERGEFIELD CALCULATION_FEE_EARNER_DESCRIPTION }
{ MERGEFIELD PRACTICEINFO_PRACTICE_NAME*UPPER }