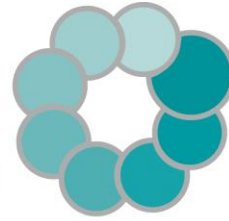


Sestini & Co

Pension Trustees Ltd



Sestini & Co Pension Trustees Limited Property purchase questionnaire

This document is to be used prior to Sestini & Co Pension Trustees Limited (SCPTL) consenting to the purchase of a property within a SSAS for which it acts as Professional Trustee. The questionnaire should be completed, giving as much detail as possible, prior to any purchase being agreed between Member Trustees and a Seller or Auction House. Naturally, if there are any areas where you are uncertain, we can talk you through these and provide formal advice if required before starting the purchase.

1. Address of property:

Address 1
Address 2
Address 3
Town:
Postcode:

2. Type of property (offices, warehouse, retail, restaurant) (please bear in mind here, residential property is generally not permitted within a SSAS as part of the legislation changes 2006. Residential property already in a pension may be transferred between pension schemes after this date, however there are caveats to any transaction – please contact us if you need to discuss further):

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3. Purchase price (if the SSAS is purchasing from a connected party, the market value will be used as the purchase price and this will need to be determined by a valuation carried out by a RICS qualified individual).

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4. Estimated purchase date:

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5. How is the purchase to be funded? Will any invested funds need to be surrendered?
(Member Trustees please note – if a surrender or funds transfer needs to be made prior to purchase, please ensure that the bank / investment provider is aware – if you need Sestini & Co Pension Trustees Limited to assist with any transfer, please let us know):

Purchase will be funded via:
Invested funds will need to be surrendered: yes/no
How much of the invested funds will need to be surrendered? (£)

6. What percentage of the property will be owned by the SSAS?

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7. If the SSAS isn't going to own 100% of the property, how will the property be split?

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8. In the case of jointly owned properties, please provide details of how rental payments and property costs (such as insurance and maintenance) should be approached:

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9. Who is your preferred conveyancing solicitor acting for the pension scheme? (if the SSAS is buying from a connected party, you may need to have one solicitor acting for the seller, and another for the purchaser to avoid a conflict of interest – please check with your solicitor beforehand to ensure it is appropriate for them to act):

Name
Address 1
Address 2
Address 3
Town:
Postcode:
Email:
Telephone:

10. Will the Member Trustees be letting the property, and if so, to whom? (Should there be a connection between the Trustees as Landlord, and the Tenant of the property, an arms' length rental valuation will need to be carried out and placed on file – HMRC have stringent rules concerning connected parties and payments).

Letting yes/no
Name of lessor
Address 1
Address 2
Address 3
Telephone:
Town:
Postcode:

11. Are there any other details pertinent to the property or the transaction that the Member Trustees wish to make Sestini & Co Pension Trustees Limited aware of? If yes, please provide details below:

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12. Please sign and date below on behalf of the pension scheme

Name:
Position:
Signature:
Date:

Please return to us via email using the details below or by post to Paulton House, Paulton, Bristol. BS39 7SX