

Premier SSAS Property Questionnaire

For Member Trustees Intending to Purchase Commercial Property or Land Through a Premier SSAS

Scheme Information

Scheme Name:

Reference Number:

Solicitor Details

Contact Name:

Company:

Address:

Postcode:

Email Address:

Telephone Number:

Property Information

Property Address:

Postcode:

Property Description:
(e.g. warehouse, offices, land etc.)

Is the property registered at the Land Registry?

If land, is it within close proximity to your residential address?

If yes, then further enquiries will need to be made before the transaction can proceed.

Title No:
(if known)

Please state whether the premises are Freehold or Leasehold:

If leasehold, length remaining on the existing lease:

Approximate date of construction: Day Month Year

Can you briefly describe the mode of construction and its current state of repair?

Property Information (Continued)

Is the property/land to be developed?

by whom?

Will planning permission* be requested?

** If this is residential, the development cannot be carried out within the scheme.*

Purchase Price: £

VAT: £
(if applicable)

Total Purchase Price: £

Will you "VAT opt" the property?

Name of VAT Adviser:

Address of VAT Adviser:

Is this to be treated as a transfer of a going concern?

Proposed date of exchange:

Proposed date of completion:

Does the property include a residential element?

Unusual provisions:
(if known) e.g. options, rights etc.

Lease Information

Existing Tenant

Full Name:

Address:

Postcode:

Telephone Number:

Rent per annum:

Term remaining:

Proposed New Tenant

Full Name:

Address:

Postcode:

Telephone Number:

Proposed Rent:

Frequency:

Term:

Tenant's Solicitor

Full Name:

Address:

Postcode:

Telephone Number:

Email Address:

Vendor's Details

Vendor

Full Name:

Address:

Postcode:

Telephone Number:

Email Address:

Is the Vendor a Connected Party?

Vendor's Agent

Full Name:

Address:

Postcode:

Telephone Number:

Facsimile Number:

Email Address:

Vendor's Solicitor

Full Name:

Address:

Postcode:

Telephone Number:

Email Address:

If there is borrowing to assist the purchase, please supply a copy of the offer letter.

If no borrowing is required please tick this box

Lending Source

Full Name:

Address:

Postcode:

Telephone Number:

Email Address:

Lender's Solicitor

Full Name:
(if instructed)

Address:

Postcode:

Telephone Number:

Email Address:

Amount of Loan: £

Term:

Interest Rate: State Fixed Variable

Periodic Repayment Amount: £

Repayment Frequency:

Balance of funds to be provided from following:

Source:

Amount: £

Source:

Amount: £

Source:

Amount: £

Survey/Valuation

A Property Report and Valuation addressed to the Corporate Trustee. This will include the open market value, open market rental value, reinstatement value, site plan and a general description of the property's state of repair. The survey or valuation must also include a description of any relevant environmental matters, and provide confirmation that there are no issues which could adversely affect the property or create a liability for the Scheme or Corporate Trustee.

Member Trustee(s) Declaration

1. We/I understand and acknowledge that:
 - 1.1. We/I have read and understood the Risk Warnings provided to me/us and wish to proceed.
 - 1.2. The provision of inaccurate or incomplete information may lead to a delay in the purchase and incur additional costs to the pension fund.
 - 1.3. Once purchased, the Corporate Trustee will become the joint legal owner of the property along with you as the Member Trustee(s). Any proposed works to the property will require the prior approval of the Corporate Trustee.
 - 1.4. As legal and beneficial owner, we/I will ensure the building/land is insured at all times for the full reinstatement value. This insurance must include third party liability cover.
2. Options SSAS Limited ("Options UK") will be reimbursed for all expenses and cost it has already incurred should the property purchase not proceed.
3. We/I confirm that the point of contact in relation to the purchase will be the solicitor unless otherwise instructed.
4. In the event of the vendor being a connected party, we/I understand that the transaction will need to be made on arm's length commercial terms.
5. We/I agree that the solicitor's fees and the fees of the Corporate Trustee and Options UK may be withdrawn from the Scheme's Trustee Bank Account.
6. In the event that the property and/or any subsequent development is subject to VAT, and that we/I elect to register the Scheme for VAT, we/I understand that Options UK nor any other of its affiliates are able to provide any specific advice relating to VAT matters. We/I will therefore appoint our/my own professional VAT Adviser and provide their details to Options UK.

Note: There is no guarantee that the property investment will be acceptable. Options UK reserves the right to decline any property investment following the survey and valuation and legal processes we are obliged to undertake. Where the SSAS is being established for the purpose of purchasing a property, we/I understand that even if the property purchase cannot proceed, the SSAS will have been established and cannot be revoked. All costs in relation to the establishment of the SSAS and aborted property transactions will therefore still need to be met even if the property purchase does not proceed.

Member Trustee name:	<input type="text"/>	Member Trustee Signature:	<input type="text"/>
Member Trustee name:	<input type="text"/>	Member Trustee Signature:	<input type="text"/>
Member Trustee name:	<input type="text"/>	Member Trustee Signature:	<input type="text"/>
Member Trustee name:	<input type="text"/>	Member Trustee Signature:	<input type="text"/>

Date: Day Month Year



PART OF  GROUP PLC

FOR MORE INFORMATION PLEASE CONTACT

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