

Solicitor's Form 1

To: [Details of Help to Buy Agent and address]

From: Solicitor's reference: [•]
[Insert details of solicitor]

SCHEME: HELP TO BUY

Dear Sirs

BUYER: [INSERT DETAILS]
PROVIDER: [INSERT DETAILS]
PROPERTY: [INSERT DETAILS]

We confirm that we have been instructed to act on behalf of the Buyer named above in connection with the purchase of the Property. We also confirm that we have been instructed to act on behalf of the Buyer's mortgagee.

We confirm that we are in receipt of your Authority to Proceed dated [•] and your Instructions to Solicitors and the accompanying documentation.

We confirm that:

- 1 we will comply with the instructions that have been supplied to us;
- 2 we will ensure that the financial terms of the proposed purchase accord with those set out in the Authority to Proceed;
- 3 we have read the instructions and that we are not aware of any Incentives being provided to the Buyer which we are required to notify to you. [Save forand/as set out in the attached copy of the Provider's CML Disclosure of Incentives Form]*;
- 4 we have obtained a completed copy of the CML Disclosure of Incentives form from the conveyancer acting on behalf of the Provider and it complies with our instructions;
- 5 [where the Authority to Proceed makes reference to the Buyer providing some of [his][her] own investment to the purchase, the Buyer has confirmed that that investment will be available upon completion];
- 6 the Buyer has received a mortgage offer from a Qualifying Lender and that we enclose a copy of the mortgage offer. We further confirm that the identity of the Qualifying Lender and the amount of the prior mortgage are as set out below:

Qualifying Lender: [•]

Prior mortgage (net of fees): [£[•]];

Mortgage fees: [£[•]];

Term: [•] years

And that the balance of £[●] is to be provided by the Buyer;

7 the Full Purchase Price of the Property is [£[●]];

8 the calculation of the Reduced Purchase Price (and therefore the Contribution and the Contribution Percentage) does not include the mortgage fees referred to in paragraph 6;

9 it is anticipated that exchange of contracts will take place [on [specified date]]/[within the next [specified period]];

10 we have received written confirmation from the Buyer (and from each Buyer where there is more than one person) [that they have no interest in any Dwelling] OR [that the Buyer has an interest in a Dwelling but that it intends to sell or complete the sale of any Dwelling(s) that they have an interest in, on or before the date of completion. The Buyer has confirmed that it anticipates that exchange of contracts for the sale of such Dwelling shall take place on the date referred to at paragraph 9]**. We further confirm that we have received no notice or indication that contradicts such written confirmation(s) from the Buyer, and have also advised them of the implications of providing misleading and fraudulent information in regards to their ownership of property in or outside of the UK and the implications of any incorrect information being provided to me in relation to this matter ;

11 the Buyer has received copies of the Help to Buy Buyer's Information Sheet, the Equity Mortgage, and the Authority to Proceed and we have advised [him][her][them] of their contents in accordance with these Instructions to Solicitors. The Buyer received these at least seven days before completion. We have also drawn the Buyer's attention to the role of the Post Sales Agent as highlighted in the Help to Buy Buyer's Information Sheet;

12 [subject to final inspection*] the Full Purchase Price for the property does not exceed the market value of the Property as stated in the valuation report (or the mortgage offer, where the valuation report is not available) for the Qualifying Lender (a copy of which is attached);

13 within 2 working days of exchange of contracts we will provide you with the Confirmation of Exchange Form (which is annexed to the Authority to Exchange);

14 prior to completion we will provide you with the Solicitor's Form 2 in the required form;

15 upon completion the Equity Mortgage (in the form supplied to us by you will be entered into and, within 5 working days of completion, notice of charge will be provided to the Qualifying Lender (in relation to the Buyer's participation in the Help to Buy Initiative) in accordance with a method of service of notice as set out in the Land Registration Rules 2003 (as may be varied or amended from time to time).

Yours faithfully

[Date and insert details of solicitor signing report]

*Amend as appropriate

** Delete as appropriate

The Solicitor's Form 1 must be returned unamended (save for the words in square brackets or those areas expressly marked for amendment) to the Help to Buy Agent. Amended forms will not be accepted by the Help to Buy Agent.
