

NOBLE & CO.

Licensed Conveyancers
Property Lawyers &
Commissioners for Oaths

St. George's House
7 St George's Square
Huddersfield
HD1 1LA

PARTNERS

S.P. Noble
Licensed Conveyancer

L.M. Gaddes LL.B. (Hons.)
Licensed Conveyancer

Telephone: (01484) 451066
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DX 712999 Huddersfield
E-mail: Joe@nobleandco.co.uk

Our Ref: LMG/JF/WW106
Your Ref:
Date: 7 December 2016
Please ask for: Mr L M Gaddes

By Email Only

Dear Sirs,

Re: Purchase of WW106 Wagons Way

We have been informed by Qualia Care that you wish us act on your behalf in connection with your proposed purchase.

Accordingly, in order that we can proceed with the matter we should be pleased if you could attend to the following:-

1. Sign and return one copy of the enclosed document relating to the Provision of Conveyancing Services; the remaining copy is for you to keep. You will note that this document sets out full details of the legal fees and disbursements which will be incurred and other points relating to the service to be provided.
2. Complete, sign and date the enclosed No Search Indemnity Form.

Please further note that if the purchase is for cash or there is a large deposit involved, then we are required to place on our file evidence as to how the funds have been obtained. We will contact you further concerning this aspect, if necessary.

Please find enclosed a Record of Advice relating to purchase transactions for your information.

Following receipt of the appropriate draft contract and other documentation from the Sellers Solicitors, we shall contact you again. In the meantime, if any points arise which you would wish to discuss, please do not hesitate to contact us.

We thank you for your instructions and would assure you of our best attention at all times.

Yours sincerely

Lee M Gaddes
Partner
Noble & Co

Enc

Search Indemnity Form

(For use when clients do not require any searches or a surveyors report)

Property known as: Wagons Way - WW106

I/We undersign, having instructed Noble & Co to act on my/our behalf in the purchase of the above mentioned property, confirm that we have been advised by Noble & Co, not to proceed with the purchase of the said property until a Local Land Charges Search, Coal Authority Report, Drainage Search and House buyer's report from a qualified surveyor has/have been obtained.

I/We confirm that we understand the implications and possible consequences of proceeding with the purchase without all or any of the searches/reports mentioned above and notwithstanding the advice of Noble & Co, I/We wish to proceed with the purchase of the property and not undertake or obtain any of the following, which I/We have marked with an 'X' in the appropriated box(es).

- ☐ Local Land Charges Search and Enquiries (Form LLC1 and Con29)
- ☐ Coal Authority Mining search (Form Con 29M)
- ☐ Drainage enquiries with the water company
- ☐ House Buyers report from a qualified surveyor

I/We hereby indemnify Noble & Co and their employees from and against any actions, costs, claims or demands arising out of any matters whatsoever which would have been revealed or discovered if such searches/reports had been undertaken and I/We confirm by signing this Form, I/We will waive all rights whatsoever to make any claim against Noble & Co for not undertaking or obtaining the searches/report marked above.

Signed: G. O. Jones Print: GEORGE JONES (In Block Capitals)

Signed: Lisa Jones Print: LISA JONES (In Block Capitals)

Date: 9-12-16

PROVISION OF CONVEYANCING SERVICES RELATING TO:

PROPERTY: Purchase of WW106 Wagons Way

CLIENT: Elljess Investments Ltd

1. The Client and Noble & Co. Licensed Conveyancers St. George's House 7 St. George's Square Huddersfield HD1 1LA ('the firm') agree the following fees and disbursements in respect of the provision of conveyancing services by the firm to the Client in respect of the property:

ALL FEES AND DISBURSEMENTS PAYBLE BY QUALIA CARE PROVIDED THAT YOU EXCHANGE WITHIN 28 DAYS OF CONTRACTED BEING ISSUED BY QUALIA CARES CONVEYANCERS

Legal fees	£2,000.00
VAT	£ 400.00
Search Insurance	£ 42.40
Land Registry Search fee	£ 3.00 (£3.00 per title)
Bank Transfer fee	£ 30.00
VAT	£ 6.00 (£36.00 per transfer)
Land Registry fee	£ 40.00
Anti Money Laundering Check	£ 19.20
Company Search	£ 24.00
Total	£2,564.60

2. In the event of the provision of services exceeding the normal service provided in a conveyancing transaction the firm reserve the right to increase the legal costs stated as may be considered reasonable by the firm provided however that any such increase shall at no time exceed 50% of the total legal costs stated above and provided further that the firm shall first inform the Client in writing of such increase.
3. In the event of the sale or purchase of the property not proceeding to legal completion the firm shall be at liberty to charge the Client with a fee considered reasonable for the services then provided on the basis that such fee shall at no time exceed £300.00. The Client shall reimburse the firm the cost of any of the above disbursements which may have been expended by the firm.
4. The disbursements as stated are payable either to a government department, local authority or other statutory body ('the bodies') and such disbursements shall be subject to increase or decrease as such bodies shall from time to time determine. The firm shall as soon as possible inform the Client of any amendment to the disbursements.
5. The firm hereby agrees with the Client that it will ensure the Client is advised independently by the firm at all times and shall do so regardless of its own interests.
6. The Firm may from time to time hold money on behalf of the Client and the Client could be entitled to receive interest on the money so held. However due to the further administration work and costs involved in calculating any interest which may be due to the Client the Client hereby agrees with the Firm to waive any interest that they could be entitled to.

7. The day to day conduct of the matter will be dealt with by Mr L M Gaddes. In the event that the Client is dissatisfied with the services or conduct of the matter then the Client should provide a letter to the Firm and the matter will be investigated. If the Client is further unsatisfied with the matter then the Client could contact the Governing Body of the Firm which is the Council for Licensed Conveyancers at 16 Glebe Road Chelmsford CM1 1QG - telephone number 01245 349599.
8. If you make a valid claim against us for loss arising out of work for which we are legally responsible, and we are unable to meet our liability in full, you may be entitled to claim from the Compensation Fund administered by the Council for Licensed Conveyancers (from whom details can be obtained).
9. The Client hereby authorises the Firm to deal with the eventual destruction of the file of papers taking into account the requirements from time to time of the Council for Licensed Conveyancers.
10. The Firm may have arrangements for the payment of commissions to Estate Agents or other persons or bodies for the introduction of cases and the Client hereby authorises the Firm to pay such commission in the event that it applied to this transaction.

SIGNED  (The Client(s))

SIGNED  (The Firm)

For and on behalf of the firm

Dated 09-12-16