



Emily McAlister <emily@retirement.capital>

RE: Your Purchase of 46 Sunflower Road, Emersons Green , Bristol, BS16 7JT

1 message

Darren Lloyd <D.Lloyd@united-uk.com>

21 February 2025 at 09:49

To: Team Leanne Sallis <lrs@pcslegal.co.uk>

Cc: "lrs@pcslegal.co.uk" <lrs@pcslegal.co.uk>, gavin mcloskey <gavinm@retirement.capital>, Emily McAlister <emily@retirement.capital>, George Lloyd <G.Lloyd@united-uk.com>

Thanks for you reply yesterday.

As previously mentioned, I'm away tomorrow for a week and unlikely to be able to deal with any issues or if a "wet" signature s required.

I will be online in the evening to deal with items digitally.

But please, if there is anything we can deal with today please can we do so.

Regards

Darren

Darren Lloyd
CEO

m: 07803022875

t: 0117 916 5600

w: united-uk.com

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From: Darren Lloyd <D.Lloyd@united-uk.com>

Sent: 20 February 2025 16:17

To: Team Leanne Sallis <lrs@pcslegal.co.uk>

Subject: RE: Your Purchase of [46 Sunflower Road, Emersons Green , Bristol, BS16 7JT](#)

Has his message been received ?

Darren Lloyd
CEO

m: 07803022875

t: 0117 916 5600

w: united-uk.com



From: Darren Lloyd <d.lloyd@united-uk.com>
Sent: 20 February 2025 05:25
To: Team Leanne Sallis <lrs@pcslegal.co.uk>
Subject: RE: Your Purchase of 46 Sunflower Road, Emersons Green , Bristol, BS16 7JT

Both of these documents have wet signatures of both parties and have been posted to you via recorded delivery.

We now have exchange date of the 25th of February .

WE CANNOT MISS THIS DATE.

To add, my last day in the office and the ability to complete wet signatures will be Friday this week 21st February.

Thanks

Darren

Darren Lloyd
CEO

m: 07803022875
t: 0117 916 5600
w: united-uk.com



From: Team Leanne Sallis <lrs@pcslegal.co.uk>
Sent: 19 February 2025 12:52
To: Darren Lloyd <d.lloyd@united-uk.com>
Subject: Your Purchase of 46 Sunflower Road, Emersons Green , Bristol, BS16 7JT

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Our Ref: LRS/Lloyd/120446/LRS

Dear Sirs

Your Purchase of 46 Sunflower Road, Emersons Green , Bristol, BS16 7JT

We write further to previous correspondence with regard to the above and enclose herewith for your signature and return the following:

Contract

-

We are pleased to enclose the final Contract agreement relating to your purchase for you to sign and return to me.

You should check the spelling of your name(s) are correct together with the purchase price. If you are happy with the contract as it stands please sign the contract where indicated. Please do not date or alter the contract in anyway. If you feel there is an error or anything of concern, please telephone your case handler to discuss further. By signing the contract agreement it does not mean you are legally bound to purchase the property in any way. The contract will not be enforceable or legally binding until exchange of contracts has taken place. Once your seller's lawyer confirms that they are ready to exchange contracts and have advised us of any suggested completion dates, we will contact you further. At this point, providing you are agreeable to the suggested completion date, I will then request your authority to exchange contracts. Once exchange of contracts has taken place, you will then be legally bound under the Contract to complete on the completion date agreed.

When contracts are exchanged you will be committed to purchasing the property on the date fixed for completion. If you fail to complete on that date your seller will be entitled to interest on the balance of the purchase price at a rate of normally 4 - 5% above the base rate of the seller's lawyers chosen bank. If you fail to complete your seller will also be entitled to receive the full 10% exchange deposit no matter what deposit was used for exchange and also sue for damages. It is therefore most important that before we exchange contracts you are fully happy with the condition of the property and your obligations under the contract and mortgage if you are obtaining mortgage finance.

Please ensure you sign the contract with a "wet signature" and in ink. Thereafter you should return the original signed contract to me as soon as possible and in any event to reach me prior to the day of exchange. If I do not hold the properly signed contract prior to exchange I will not be able to effect this for you in accordance with your instructions. Should you require any further advice in signing the above document please do not hesitate to contact me.

Please click on the link below to see our short YouTube video on the Contract agreement:

<https://youtu.be/SVAcjNdK8A>

Transfer

I attach the final engrossment Transfer for your signature and return. This document will be sent to the Land Registry following completion of your purchase to register your ownership.

Please sign the transfer deed (wet signature and in ink) on the last page next your name. The transfer deed should be signed in the presence of an independent witness who should also sign their name and add their full name and address. Your witness should not be a family member, someone with the same surname or the seller of the property you are buying. The witness should also add their details next to each name they are witnessing.

Please do not date or alter the transfer deed in anyway but return this to me before exchange of contracts takes place. If you have any questions regarding the same please let me know.

Please click on the link to see our YouTube video on the Transfer deed document:

<https://youtu.be/AQtYK3pwW7I>

Deposit

If you have not already done so in anticipation of exchange of contracts please arrange to transfer your exchange deposit. Your exchange deposit will be 10% of the purchase price (or less if obtaining a 95% mortgage).

You should note the deposit on exchange maybe less than the total amount you are contributing towards the purchase price. The balance of such money will be due on completion. If you decide to send the difference between the purchase price and your mortgage then only 10% will be used on exchange with the balance remaining in our client account.

We will not be liable for any losses incurred by you when making a payment to a third party thinking the payment is to this Firm. We will not request or supply our bank details by email to prevent cyberfraud. We will not change our bank details during the course of your purchase so please be suspicious of any email or communication you receive indicating we have changed our bank details. If you receive such email please telephone your case handler immediately. We always advise you check our bank details via the Safe Move Scheme or at the very least call your case handler to verify the bank details you are about to send your money to.

If you receive any correspondence purporting to be from PCS Legal changing our bank details it is imperative that you check with us before sending any monies in the event that correspondence has been intercepted by fraudulent activity.

If you are selling also then it is likely we will use the deposit we receive from your buyers for your purchase property and therefore unless we contact you further no payment is required.

For our latest YouTube video regarding deposits please click the link below:

<https://youtu.be/Uell4AFZDIA>



10550814 241106D - Transfer



10550695 241106D - Contract

Kind Regards

Leanne Sallis

CONVEYANCING EXECUTIVE



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🌐 www.pcslegal.co.uk

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