

Premier SIPP Lease Questionnaire & Declaration

Please complete this form in full. Incomplete or missing information may cause delays in the setting up of the lease.

1. Pension scheme information

SIPP Name:

SIPP Reference:

2. Property information

Full property address including post code:

Property HM Land Registry title number:

Telephone:

SIPP's interest:

Is there a current Energy Performance Certificate (EPC)?

EPC rating: EPC expiry date:

Note: If an EPC has not been obtained then you will need to arrange for one to be produced. If you have not already provided an EPC, we will need a copy. Please refer to our covering communication for further information on this.

3. Tenant information

Is the tenant a connected party?

Is this an existing or new tenant?

If an existing tenant, are there any rent arrears?

If yes, please provide details:

Entity of tenant (i.e., limited company, sole trader, LLP etc):

Name of tenant:

Company number:

Registered address:

Correspondence address:

3. Tenant information (continued)

Residential address:
(sole traders only)

Telephone number: Email address:

Tenant's main business:

Have you verified the credit worthiness of the tenant?

4. Lease information

Please confirm details of the key terms agreed:

Term : Rent amount p.a. £

Rental frequency:	<input type="button" value="Monthly"/>	<input type="button" value="Quarterly"/>	<input type="button" value="Six-Monthly"/>	<input type="button" value="Annually"/>
Rent Free Period?	<input type="button" value="Yes"/>	<input type="button" value="No"/>		
Rental review?	<input type="button" value="Yes"/>	<input type="button" value="No"/>		
Rent Deposit?	<input type="button" value="Yes"/>	<input type="button" value="No"/>	<i>(any rental deposit cannot be held within the scheme)</i>	
VAT payable?	<input type="button" value="Yes"/>	<input type="button" value="No"/>		
Option to buy?	<input type="button" value="Yes"/>	<input type="button" value="No"/>		
Break clause?	<input type="button" value="Yes"/>	<input type="button" value="No"/>		
Is there a guarantor?	<input type="button" value="Yes"/>	<input type="button" value="No"/>		
Sub-letting with the Landlord's consent?	<input type="button" value="Yes"/>	<input type="button" value="No"/>		

Authorised usage:

If you have answered Yes to any of the questions above, please provide full details below:

If there are any bespoke covenants being proposed, please provide details below:

Is the lease to be excluded from the renewal provisions of the Landlord and Tenant Act 1954, meaning that that the tenant will have no statutory right of renewal?

Note: If you are unsure, the solicitor will be able to advise. Please note that we will normally insist on this exclusion should any sub-leases be subsequently agreed.

Are there any sub-leases in place?

If Yes, please provide full details below.

If VAT is payable, do you require us to issue VAT Rental Invoices directly to the tenant?

Note: If not, we must be copied in on the same day that they are issued to the tenant.

5. Solicitor information

Name of firm:

Name of solicitor acting:

Correspondence address

Telephone number: Email address:

6. Member Declaration

I the undersigned hereby declare that:

1. All relevant information has been provided and is true to the best of my knowledge.
2. I understand that I am fully responsible for ALL disbursements, legal fees, valuation fees and any other fees incurred in this matter even if the transaction is not completed, irrespective of the reason, and that these fees must be met from existing SIPP funds.
3. I accept that should I choose not to appoint DJM Law on behalf of the SIPP, that this may cause delays during the transaction due to standard agreed processes not being in place.
4. I accept that Options UK Personal Pensions LLP (“Options UK”) reserves the right to seek alternate legal advice should it be deemed necessary and that any costs relating to this will be payable from the SIPP.
5. I accept that Options UK reserve the right to charge for any additional work needed as a result of not using DJM Law.
6. Should at any time the property become vacant, I will notify both Options UK and the relevant insurer, ensuring that all conditions set by the insurer are complied with in full.
7. When acting on an ‘Execution Only’ basis, I will not hold Options UK liable for any losses resulting from my acting without financial/VAT advice.
8. I acknowledge that Options UK are not VAT experts and will act under my /my advisers’ instructions on an execution only basis.
9. I will always ensure compliance with the requirements of the Minimum Energy Efficiency Standard.
10. I accept that Options UK are not property managers, and that this responsibility falls to me unless I choose to appoint a property management firm.
11. I fully indemnify Options UK from any liabilities arising because of its entering into a lease agreement on behalf of the SIPP.

Member Name:

Member Signature:

Date: Day Month Year



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FOR MORE INFORMATION PLEASE CONTACT

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