

## **STORE FIRST COMPLETION PROCESS**

Flow chart for the acquisition of Storepods

### **CASH PURCHASES**

#### **STAGE 1:**

- \* Complete and sign the Contract of Sale Stage 1 as attached.
- \* You supply the information needed for your ID pack **(1)**.
- \* You pay the purchase price.
- \* Become immediately eligible to receive your 8% returns **(2)**.

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#### **STAGE 2:**

- \* You receive the contract pack for signature from our Solicitors, JWK **(3)**.
- \* You sign and return the signed contract pack, to JWK.

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#### **STAGE 3:**

- \* Your commercial property transaction is completed.
- \* Application is made for your title to be registered at the Land Registry.
- \* Once registered we send you proof of registration and your title deed.

- (1). For each Buyer, please supply a colour copy of your current passport. Please also supply an original copy of a recent utility bill registered to your home address. (Non UK residents must provide 2 copies of proof of residence. Please check with Store First as to what is acceptable).**
- (2). Please complete the HMRC Non-resident landlord scheme application in order to receive your full 8% returns (only for non-UK-residents).**
- (3). Your contract pack contains - Title Deed, 6 Year sub-lease, Buy-Back and purchase contract. Please sign and return all applicable documents to JWK Solicitors.**



### STORE FIRST SALES CONTRACT STAGE 1

Please complete in full using capital letters

<b>Cash Investment Contract S1</b>		Please provide details of the individual(s) in whose name(s) you wish the Storepod(s) to be registered.	
First Name		Title: Mr./Mrs...	
Middle Name (s)			
Surname			
Gender (Male/Female)			
Name to appear in contract			
Date of Birth			
Nationality			
Occupation			
Address Line 1			
Address Line 2			
Address Line 3			
Address Line 4			
Address Line 5			
Postcode/ZIP Code			
Telephone Number			
E-mail Address			
* The email address you supply will be given to the Land Registry on registration of your purchase. Tick here if you <b>DO NOT</b> agree to this.			
<b>Second Individuals details if applicable for a joint purchase.</b>		Please provide details of the individual(s) in whose name(s) you wish the Storepod(s) to be registered.	
First Name		Title: Mr./Mrs...	
Middle Name (s)			
Surname			
Gender (Male/Female)			
Name to appear in contract			
Date of Birth			
Occupation			
Nationality			
Address Line 1			
Address Line 2			
Address Line 3			
Address Line 4			
Address Line 5			
Postcode/ZIP Code			
Telephone Number			
E-mail Address			
* The email address you supply will be given to the Land Registry on registration of your purchase. Tick here if you <b>DO NOT</b> agree to this.			



### STORE FIRST SALES CONTRACT STAGE 1

Please complete in full using capital letters

<u>Your Investment Property.</u>	<u>Please specify the number and size of Storepods you wish to acquire.</u>
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Storepod Size (Sq/Ft)	Number of Storepods	Cost per pod	Total Cost (£)
10		£1,500	
15		£2,250	
20		£3,000	
25		£3,750	
35		£5,250	
50		£7,500	
75		£11,250	
100		£15,000	
115		£17,250	
120		£18,000	
125		£18,750	
130		£19,500	
135		£20,250	
150		£22,500	
170		£25,500	
175		£26,250	
190		£28,500	
200		£30,000	
235		£35,250	
<b>Total Storepods (No.)</b>		<b>Total Cost (£)</b>	
<b>Total Cost in Words:</b>			
<b>Storepod Allocation:</b>	Please tick the box if you would like our reservations team to allocate your Storepod(s).		<input type="checkbox"/>

<u>Solicitor Details</u>	<u>Please indicate your choice by ticking a box below.</u>
<p><i>I understand this is an investment into commercial property and I am free to appoint any lawyer to conduct the purchase on my behalf. Alternatively I can opt to appoint The Hetherington Partnership, a law firm with experience in processing Investments into Storepods for clients.</i></p>	
<p><i>I would like to use The Hetherington Partnership and agree to pay legal fees of approximately £400 Plus VAT for this Purchase as well as any other costs.</i></p> <p><small>Subject to change for overseas. For any further information regarding these legal Fees please contact The Hetherington Partnership direct on Tel:0151-632-3411 Fax:0151-632-1284 Email:marg@hetheringtons.fsnet.co.uk.</small></p>	<input type="checkbox"/>
<p><i>I would like to appoint my own lawyer to complete this purchase.</i></p> <p>Lawyer contact details: .....</p>	<input type="checkbox"/>
<p><i>I do not wish to employ a Solicitor.</i></p>	<input type="checkbox"/>



### STORE FIRST SALES CONTRACT STAGE 1

Please complete in full using capital letters

<u>Store First Account Details</u>	Please send all completion funds to the bank account details below
Bank Account Name	Store First Midlands Limited
Bank Name	HSBC
Bank/Building Society Address	Hardman Square, Spinningfields, Manchester, M3 3EB
Sort Code	40-20-80
Account Number	80004634
Country of Account	UK
Reference (Client Name)	SF:

<u>Investor's Bank Account Details</u>	Please provide details of bank account that you wish Store First to pay your rental income into.	
Development Name/Unit No.		
First Name		
Surname		
Bank/Building Society		
Address Line 1		
Address Line 2		
Address Line 3		
Address Line 4		
Address Line 5		
Postcode/ZIP Code		
Account Holders Full Name		
Account Name		
Account Number		
Reference - (please leave blank)		
Sort Code/ABA		
IBAN		
Swift Code		
Please indicate currency required for payments.		



**STORE FIRST SALES CONTRACT STAGE 1**

Please complete in full using capital letters

CASH PURCHASES

*It is hereby agreed that in consideration of the Total Cost being paid. Store First Limited shall procure that the pod(s) is reserved in the purchaser(s) name.*

**Please note that the Total Cost you pay is non refundable.**

*SFL reserve the right to re-sell the Pods if you fail to take appropriate action, or fail to respond to any communication from us, within 21 days of any request we may make.*

*Although every effort is made to prevent changes, SFL reserves the right to make changes to the specification and location of the Pods reserved and ancillary terms where in SFL's opinion such changes are necessary.*

*Any such changes will not require notification to or from the purchaser. Any such changes will not materially prejudice the value of the store pods being purchased.*

*We ask that the purchaser updates Store First on any change of contact details in the future, in order to maintain consistent communication.*

*Please note amendments or cancellations of contracts may incur a fee of £75+VAT*

**PURCHASER 1 Please Print Name:**

.....

**PURCHASER 1 Signature:**

.....

**Date of Signature (DD/MM/YYYY):**

.....

**PURCHASER 2 Please Print Name:**

.....

**PURCHASER 2 Signature:**

.....

**Date of Signature (DD/MM/YYYY):**

.....



**STORE FIRST SALES CONTRACT STAGE 1**

Please complete in full using capital letters

QUESTIONNAIRE & CONSENT FORM

SOURCE OF FUNDS

**Please complete A or B below:-**

<b>A</b>	If the purchase monies are to be paid out of your account as detailed on page 4 of this Contract of Sale Stage 1, please tick here.	
<b>B</b>	If the purchase monies are to be paid out of an account other than that detailed on page 4 of this Contract of Sale Stage 1, please complete this section.	
Name of Bank		
Full names of account holder(s)*		
Account Number		
Amount to be paid	£	

*\*ID must be provided for all account holders*

**Please complete this section:-**

To comply with the anti-money laundering legislation, JWK is required to make enquiries into the source of any funds being paid. Please provide details below. Examples could include savings, inheritance or the sale of other property. Full details must be provided (eg savings accumulated over the last x years while I have been earning £xxxx per annum while working for xxxx company). Please note that we may be required to request copy documents from you for our records:-

I/We, the above named, confirm that no third party is providing any funding and that the source of the funds referred to above is from:

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**Please read this section and sign below:-**

CONSENT

I/We confirm that I/we accept this form as written notification of the matters set out herein and I/we hereby consent to JWK Solicitors disclosing my/our personal details as revealed in this Contract of Sale Stage 1 and/or any details which appear on the documents I/we provide, to enable JWK Solicitors to carry out electronic verification of my/our identity, to a credit reference agency for the purposes of JWK Solicitors conducting their identity checks in relation to anti-money laundering procedures. I/we acknowledge that the credit reference agency may keep records of the information and copy documents provided.

Dated this..... Day of.....20.....

PURCHASER 1 SIGNED.....

PURCHASER 1 Print Full Name.....

PURCHASER 2 / JOINT ACCOUNT HOLDER SIGNED.....

PURCHASER 2 / JOINT ACCOUNT HOLDER Print Full Name.....



**STORE FIRST SALES CONTRACT STAGE 1**

Please complete in full using capital letters

<u>Agent Details</u>	<i>The sales agent is responsible for completing this section.</i>
Agent Name	
Company Name	
Contact E-mail Address	
Contact Phone Number	

<u>Notes</u>	<i>The sales agent is responsible for completing this section.</i>

**AGENT Please Print Full Name:**

.....

**AGENT Signature:**

.....

**Date of Signature (DD/MM/YYYY):**

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