

FIRST STAGE

Reservation Process

Decide the person(s) or company who will be purchasing the property. It is possible to make a change to this later, however there will be costs if these changes take place after exchange of contracts due to the extra legal work incurred including further proof of funds and ID checks

Confirm your chosen apartment with your sales representative.

Choose a solicitor to represent you with your property purchase. Joseph Mews have a panel of solicitors who can help you, please ask your sales representative for more details

Pay the £2,500 reservation fee

Provide a clear copy of the photographic page of your valid passport with the long number at the bottom or full UK driving licence. This will confirm your identity, and We will also share this with your solicitor (UK and Overseas) Non-UK driving licences or ID cards will require certification.

We will send you an electronic reservation form to check, complete and return to your sales representative, please ensure your full name is stated as it appears on your ID documents

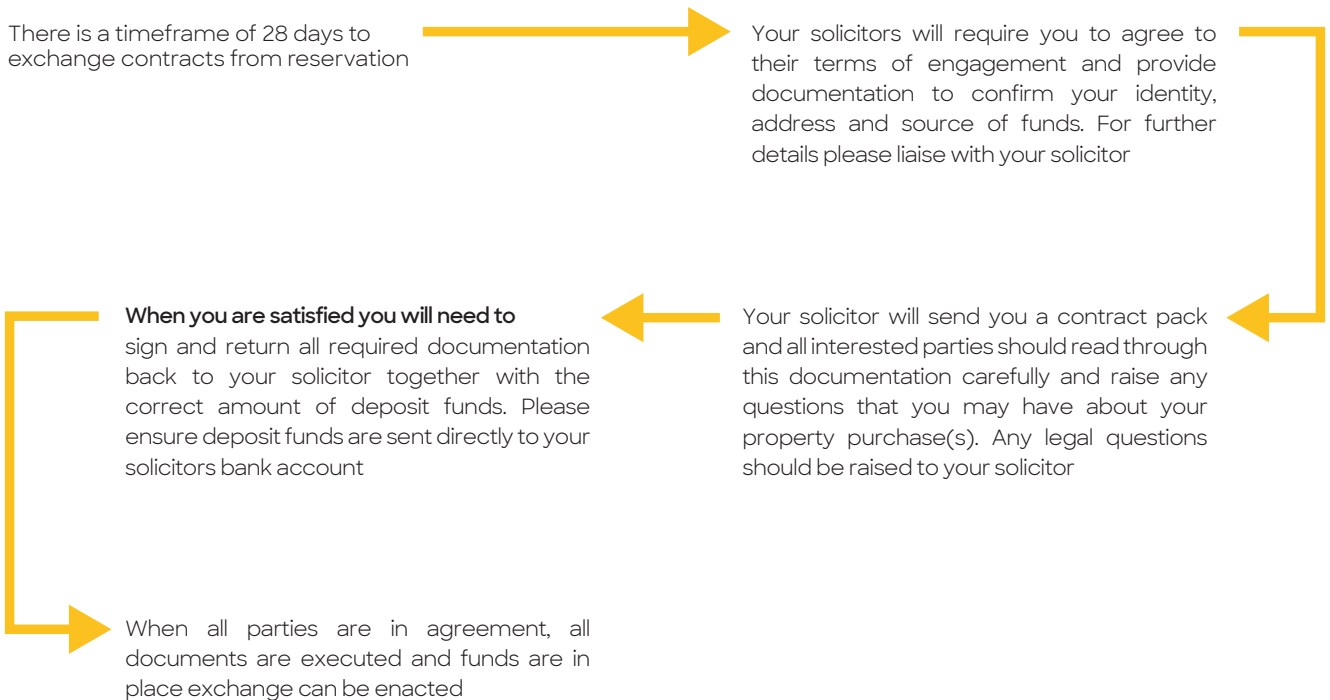
Your property is now reserved

Provide a copy of your bank statement(s) showing your deposit funds. This can be a photocopy or screenshot. Your solicitor will also carry out a full check on your source of funds together with proof of ID.

Joseph Mews

SECOND STAGE

Moving Towards Exchange of Contracts



Joseph Mews

THIRD STAGE

Legal Completion

The Joseph Mews Customer Service team will be in regular contact with you throughout the build period up to completion of your property. Should you have any questions during this time please contact Customer Service

The Customer Service Team will also be in contact regarding furniture and lettings.

You will be required to ensure all your completion funds are in place with your solicitor and all your legal documentation is signed and returned to your solicitor.

When your property is built a 10-day notice to complete will be served by email to you via your solicitor.

Completion will take place on the 10th working day following the completion notice being served.

It is important that you complete in line with the terms of your contract as failure to do so could mean that you are at risk of forfeiting your property and full deposit.

Joseph Mews hope you enjoy your new property

The Joseph Mews Handover team will be in contact with you when the 10-day notice has been served. They will arrange your personalised handover demonstration of your apartment and key collection with you or your chosen representative upon completion of your purchase.

Joseph Mews

FINAL STAGE

Source of Funds & Proof of ID

PROOF OF IDENTITY

One form of original/certified ID is required:

- Photo card driving licence
- Photo national ID card
- Passport

PROOF OF ADDRESS (UK CLIENTS)

Two forms of original/certified ID dated in within 3 months clearly showing purchasers name and address:

- Utility bill
- Landline telephone bill (mobile phone bills are not accepted)
- Bank or credit card statement
- Correspondence from the Inland Revenue
- Council tax bill

PROOF OF ADDRESS (OVERSEAS CLIENTS)

As above for UK Clients, two forms of ID are required. Scanned copies are not allowed for overseas clients using UK solicitors. They are required to be provided as one of the below:

- Original certified copies (your solicitor can assist you with this, however certification will be required by a local “professional” example include lawyer, accountant, bank/building society official, embassy or consular official or stock broker)
- The originals must be posted directly to your solicitor

SOURCE OF FUNDS PROOF

Original/certified documentation required within a specific date period to substantiate monies used for purchase. Examples listed below:

- Property sale
- Gift
- Savings from employment income
- Inheritance
- Maturing Investments in cash form
- Divorce settlement
- Loan
- Company sale
- Sale of investments

If the funding is through loan or gift you need to supply ID, address proof and bank statements of the person making the loan/gift to you. The loan/gift must be transferred to your personal account by the person making the loan/gift, then transferred to a UK Solicitor’s account. Statements are required to cover the previous three month period showing a sufficient balance meets the required exchange deposit/full purchase price. They must show your full name, address, account details, as well as, the transaction history in order. PDF bank statement generated from online banking are usually acceptable.

This is for guidance purposes, your solicitor will be able to give you further details.

Joseph Mews