

**BUYING AND
SELLING
PROPERTY
INFORMATION**

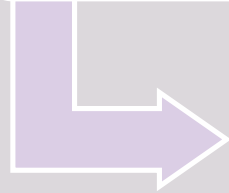
BETH RUDOLF

THE CONVEYANCING ASSOCIATION & HBSG

DATA AGGREGATION PROCESS

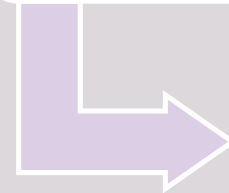
CPR
Disclosure

- Via the estate agent
- At the point of marketing



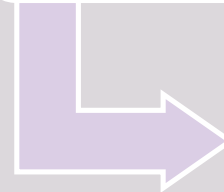
SPIF

- Via the seller's conveyancer
- On acceptance of offer



Searches

- Via the buyer's conveyancer



Valuation

- Via the lender

ONE SOURCE OF TRUTH

BUYING AND SELLING PROPERTY INFORMATION (BASPI)

Section A: Material Facts

Section B: Conveyancing Information

- ✓ Completed at the point of marketing
- ✓ Pre-populated by authority data
- ✓ Accessible prior to offer
- ✓ Accessible to lenders
- ✓ Sent to all parties with the memorandum of sale
- ✓ Reviewed by the valuer prior to valuation

SENT TO SELLER ON LISTING



Link to Buying and
Selling Property
Information



SELLER COMPLETES THE DATA

https://forms.tmgrouplimited.co.uk/PIQ/Questionnaire?applicationShortName=naea&questionnaireInstanceId=27

naea | propertymark HOME DASHBOARD API LOG OUT

BACK COMPLETE

SUMMARY

Please check your answers before continuing to complete your questionnaire.

- PART A - Disclosure of material facts.

1 PROPERTY TO BE SOLD	Incomplete	Edit
2 DISPUTES AND COMPLAINTS	Incomplete	Edit
3 ALTERATIONS AND CHANGES TO THE PROPERTY	Incomplete	Edit
4 NOTICES WHICH AFFECT THE PROPERTY	Incomplete	Edit
5 SPECIALIST ISSUES	Incomplete	Edit
6 FIXTURES AND FITTINGS	Incomplete	Edit
7 UTILITIES or SERVICES	Incomplete	Edit
8 INSURANCE	Incomplete	Edit
9 BOUNDARIES	Incomplete	Edit
10 RIGHTS AND INFORMAL ARRANGEMENTS	Incomplete	Edit
11 OTHER ISSUES AFFECTING THE PROPERTY	Incomplete	Edit
12 ADDITIONAL INFORMATION	Incomplete	Edit



AI ADDS LEASEHOLD QUESTIONS

https://forms.tmgrouplimited.co.uk/PIQ/Questionnaire?applicationShortName=naea&questionnaireInstanceId=27

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1.3 What type of ownership is the property

Freehold Managed Freehold* Leasehold Other *

*a managed Freehold is any Freehold where there are shared amenities the maintenance of which you contribute to through an estate Rentcharge, service charge or informal or formal contributions.

1.4 If leasehold please complete the following:

Number of years remaining on the lease *

Ground Rent (£) *

Does the rent increase? *

Yes No

If Yes, please provide full details of the rent increase eg how often and by how much and when the next increase is due *

Thinking of buying this property? Advice about buying a leasehold is available here (<https://www.lease-advice.org/advice/>)



OR THE SELLER CAN IMPORT DATA

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BACK SUMMARY NEXT

PART A - DISCLOSURE OF MATERIAL FACTS.

1 PROPERTY TO BE SOLD

Throughout this form this property may be referred to as 'the property', 'this property' or 'your property'.

1.1 DOES THE PROPERTY HAVE A DIGITAL LOGBOOK?

Does the owner have a property logbook containing all property information in digital form:

Yes No Don't know

If yes, select supplier from dropdown list below:

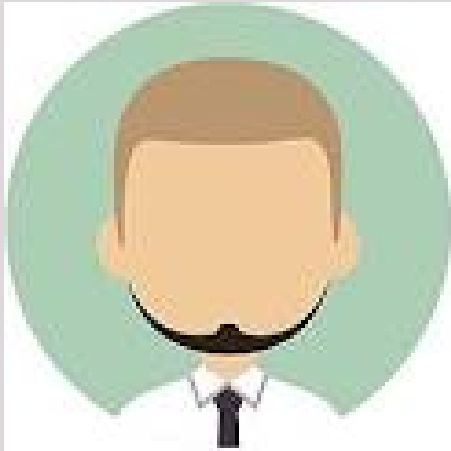
Chimni ▼

Input access code (from property owner and press 'IMPORT')

IMPORT DATA FROM LOG



COMPLETED BASPI RETURNED



Link to completed
Buying and Selling
Property
Information



A SUMMARY GOES ON THE PORTALS



Summary of
Part A



THE CONVEYANCERS GET THE BASPI



Memo of Sale
and link to BASPI



THE VALUER GETS VALUER SUMMARY



Link to summary of
BASPI



APPROVALS SO FAR?

- ✓ CLC
- ✓ SRA
- ✓ The Law Society
- ✓ RICS
- ✓ National Trading Standards Estate Agency and Lettings Team
- ✓ NAEA PropertyMark
- ✓ The Property Ombudsman
- ✓ Legal and surveyor insurance underwriters
- ✓ SLC
- ✓ Property Redress Scheme

Awaiting confirmation....


- CILEx

DELIVERING DIGITAL...

- ✓ TMGroup
- ✓ Leap
- ✓ Lazerform
- ✓ Evoform
- ✓ Infotrack
- ✓ Corelogic
- ✓ 20Ci
- ✓ Search providers

And from the estate agents

- Rightmove
- Zoopla
- Reapit
- DezRez



A QUICKER,
CHEAPER AND
LESS STRESSFUL
HOME MOVING
PROCESS FOR ALL