The Law Society

TA6 Law Society Property Information Form (6th edition) (2025)

1. Property and seller details

For more information and help answering these questions, see section 1 of the explanatory notes.

Address of the property

Hill Croft Cottage
Gleaston

Postcode: L A 1 2 0 Q A

UPRN (if known):

Full name(s) of the seller(s)

[redacted]

What is your role in the sale?

- ◯ Seller(s)
- ◯ Executor(s)/Administrator(s)
- ◯ Attorney(s)
- ◯ Trustee(s)

When did you become the owner of, or get authority to sell, the property? (DD/MM/YYYY)

Date:

Details of the seller if a company

Company number:

Director/authorised person:

Country of incorporation:

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Seller's solicitor

Name of solicitor's firm:

Poole Townsend Estates Limited

Address:

69-75, Duke Street
Barrow in Furness

Postcode: L A 1 4 1 R P

Contact name: [redacted]

Email: [redacted]

Reference number: 688016/1

Instructions for sellers

The answers in the TA6 form must be prepared by:

- the owner named on the HM Land Registry title and/or title deeds, or
- any legal representative selling under a power of attorney, trust or grant of probate or representation

All the sellers must prepare the answers and sign the form.

Buyers can rely on the information you give in the TA6 form.

If you give misleading information, the buyer may be able to claim compensation after completion.

If you give incomplete information or fail to answer, this may delay the transaction or cause the buyer to withdraw.

For more information on the form and help answering the questions, read the separate explanatory notes:

www.lawsociety.org.uk/ta6-explanatory-notes

Important things to remember:

- Answer the questions truthfully, completely and as accurately as you can from your own knowledge (or from information held by the owner if you are their representative)
- You are not expected to have legal or technical knowledge, but you are expected to have a reasonable basis for the answers that you give
- You might not know what occurred during a previous ownership of the property, but you should include information about anything you do know if relevant to the questions
- Check your answers match the information reasonably available to you
- If you do not know any answer, you must say so. If you are unsure about any of the questions, check the separate explanatory notes or ask your solicitor
- If any information you have given or arrangement you've made is wrong or has changed, inform your solicitor immediately
- Give your solicitor any documents or other papers which relate to the questions in the TA6 form. For example, copies of any planning permissions or building control consents. If any documents are lost or missing, tell your solicitor
- If any information in the TA6 form has been prepopulated, check the information and make sure it is accurate
- Read the definitions below. These explain the meaning of many words and phrases used in the questions

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Documents you may need to complete the TA6 form

- Utility bills
- Information about facilities and services
- Planning permissions and building control consents
- A copy of the Land Registry title documents, party wall notices and any other notices or consents
- Competent person certificates
- Any guarantees and warranties
- Information about any works you've carried out and arrangements for parking etc.

Other transaction (TA) forms you may need to complete

If all or any part of the property is held on a lease, you must also complete the Leasehold Information Form (TA7).

The TA7 form has additional questions for leasehold properties.

Contact your solicitor if you think you may need to complete the TA7 form.

You may be asked to complete other forms such as a Fittings and Contents Form (TA10).

Information for buyers

Buyers should tell their solicitor if they receive any other information about the property separately from the TA6 form and they wish to rely on it.

This could be information received in writing or in conversation.

The information could be directly from the seller or through an estate agent, solicitor or online.

Buyers should also:

- ask their solicitor about enquiries and investigations that can be carried out to obtain up-to-date information
- instruct a surveyor to carry out a survey to make sure they are informed about the physical and structural condition of the property

For more information on the questions in the form, read the separate explanatory notes:
www.lawsociety.org.uk/ta6-explanatory-notes

Important things to remember

- The seller will complete the TA6 form to the best of their knowledge
- Sellers can only tell buyers about matters they know. They may not have legal or technical knowledge. For example, they may not understand surveys or other reports. They may not know about matters prior to their ownership of the property
- Even where the seller has guarantees or other documents relating to the condition of the property, the seller is not giving any warranty about it
- The seller's solicitors, its members, partners, employees, consultants or other staff have no liability for the accuracy of the replies given
- Where buyers are getting a mortgage, they should not rely on any inspection or valuation report carried out for the benefit of their lender
- It is not the seller's or buyer's solicitor's responsibility to check the physical state or condition of the property
- Read the definitions below. These explain the meaning of many words and phrases used in the questions

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Definitions

'Buyer' means all buyers together where the property is being bought by more than one person.

'Completion' means the stage where:

- the sale price is paid to the seller
- ownership of the property passes to the buyer, and
- the seller hands over the keys

'Consents' means the formal permissions required from any person or body who has a legal right to control what happens to a property. Consents are often related to property developments or alterations.

'Freehold' means the outright ownership of the land and buildings on it.

'Flooding' means any case where land not normally covered by water becomes covered by water.

'Leasehold' means you have a lease of the property for a fixed number of years, with another person owning the freehold or a superior lease.

The lease will usually include obligations and restrictions. The person who owns the freehold or superior lease (the landlord) can enforce them and may require you to pay rent or other sums to them.

If the property is a flat or maisonette, the leasehold may not include the structure or common parts of the building or the land on which it stands.

'Listed building' means a property of special architectural or historic interest that is "listed" in the **National Heritage List for England** or the **National Historic Assets of Wales**.

'Property' includes all buildings and land within its boundaries.

'Sale contract' means the legal contract between the buyer and seller for the purchase/sale of the property.

It is a legal document. Once the contract is exchanged it is legally binding on all parties.

'Seller' means all sellers together where the property is owned by more than one person.

This includes anyone who is acting on their behalf as a personal representative, attorney or trustee, or a company.

'Solicitor' includes, for the purposes of this form, **'conveyancer' as defined by HM Land Registry Practice Guide 67**.

'Title deeds' means the legal documents that prove ownership of land and property. Most title deeds are held electronically by HM Land Registry.

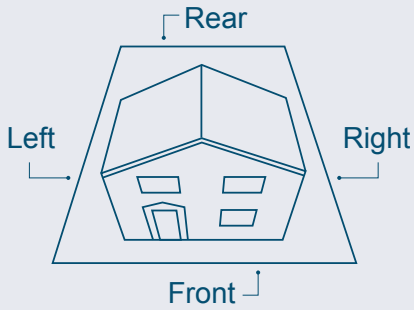
'Title plan' means a diagram that outlines the boundaries of a registered property or land, as recorded by HM Land Registry.

'You' and **'your'** refers to the seller or, where applicable, the personal representatives, attorneys or trustees for the seller.

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2. Boundaries

For more information and help answering these questions, see section 2 of the explanatory notes.



2.1 Looking towards the property from the road, who owns or accepts responsibility to maintain or repair the boundary features:

(a) on the left?	◯ Seller	◯ Neighbour	◯ Shared	◯ Not known
(b) on the right?	◯ Seller	◯ Neighbour	◯ Shared	◯ Not known
(c) at the rear?	◯ Seller	◯ Neighbour	◯ Shared	◯ Not known
(d) at the front?	◯ Seller	◯ Neighbour	◯ Shared	◯ Not known

2.2 If the boundaries of the property are irregular, indicate ownership by written description or by reference to a plan:

◯ Plan attached ◯ To follow

2.3 Are you aware of any boundary feature being moved, any adjacent land being added to the property, or any neighbour taking over or building on any part of your property?

◯ Yes ◯ No

If yes, please give details:

2.4 Does any part of the property or any building on the property overhang or project under the boundary of the neighbouring property or road? For example, cellars under the pavement, overhanging eaves or covered walkways.

◯ Yes ◯ No ◯ Not known

If yes, please give details:

2.5 Are you aware of any notice being served or received under the Party Wall etc. Act 1996 in respect of any shared/party walls or boundaries?

◯ Yes ◯ No

If yes, supply a copy and give details of any works carried out or agreed:

◯ Attached ◯ To follow

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3. Disputes

For more information and help answering these questions, see section 3 of the explanatory notes.

3.1 Are you aware of any disputes or complaints about the property or a property nearby?

◯ Yes ◯ No

If yes, give details such as when this took place and who was involved:

3.2 Are you aware of anything that might lead to a dispute about the property or a property nearby?

◯ Yes ◯ No

If yes, please give details:

4. Notices

For more information and help answering these questions, see section 4 of the explanatory notes.

4.1 Are you aware of any notices, communications, negotiations or discussions which affect the property or a property nearby? For example, from or to a neighbour, council or government department.

◯ Yes ◯ No

If yes, please give details:

4.2 Are you aware of any plans or proposals to develop property or land nearby?

◯ Yes ◯ No

If yes, please give details:

4.3 Are you aware of any proposals to make alterations to or change the use of buildings nearby?

◯ Yes ◯ No

If yes, please give details:

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5. Alterations

For more information and help answering these questions, see section 5 of the explanatory notes.

5.1 Are you aware of any of the following alterations to the property?

(a) replacement windows, roof windows, roof lights, glazed doors since 1 April 2002	◯ Yes	◯ No
(b) extension	◯ Yes	◯ No
(c) conservatory	◯ Yes	◯ No
(d) loft conversion	◯ Yes	◯ No
(e) garage conversion	◯ Yes	◯ No
(f) removal of internal walls	◯ Yes	◯ No
(g) removal of chimney breast	◯ Yes	◯ No
(h) insulation	◯ Yes	◯ No
(i) other building works or changes to the property	◯ Yes	◯ No

Details of gas and electrical works should be given at question 11 and not here.

5.2 If you answered 'yes' to any of the questions in 5.1(a)–(i):

(a) give details of the work and the date it was carried out, or state not known:

(b) has all this work been completed?

◯ Yes ◯ No

If no, give details of what remains to be completed:

(c) supply copies of the planning permissions, building regulations approvals, completion certificates or competent person certificates for the work if you have them.

◯ Attached ◯ To follow ◯ Not available

(d) if any of the work was undertaken during your ownership of the property:

(i) did you get planning permissions, building regulations approvals, completion certificates or competent person certificates when necessary?

◯ Yes ◯ No

(ii) if planning permissions, building regulations approvals, completion certificates or competent person certificates were not required, explain why:

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5.3 Is any part of the property used exclusively for non-residential purposes?

◯ Yes ◯ No

If yes, give details and supply a copy of any relevant planning permission:

◯ Attached ◯ To follow

5.4 Are you aware of any breaches of planning permission conditions or building regulations consent conditions, unfinished work or work that does not have all necessary consents?

◯ Yes ◯ No

If yes, please give details:

5.5 Are you aware of any planning or building control issues that need to be resolved?

◯ Yes ◯ No

If yes, please give details:

Solar power systems

5.6 Has a solar power system for generating electricity, hot water or heating been installed at the property?

◯ Yes ◯ No

If you answered 'no' to question 5.6, **continue to question 5.7** and do not answer questions 5.6(a)–(h)

(a) Is the system used only to provide hot water or heating and not to generate electricity? ◯ Yes ◯ No

(b) Which year was the system installed? (YYYY)

(c) Do you own the system outright? ◯ Yes ◯ No

(d) Has a long lease of the roof or air space been granted to a solar power system provider? A typical long lease may last 20 to 25 years. If yes, supply a copy of the lease. ◯ Yes ◯ No

◯ Attached ◯ To follow

(e) Do you have a maintenance agreement in place for the system? If yes, supply a copy of the agreement. ◯ Yes ◯ No

◯ Attached ◯ To follow

(f) Is there a battery for storing solar power? ◯ Yes ◯ No

If yes, provide the make, model and storage capacity in kWh of the battery:

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(g) Does the system feed into the National Grid?

◯ Yes ◯ No

If yes:

(i) is there a Feed-in Tariff (FIT) or Smart Export Guarantee (SEG) in place?

◯ Yes ◯ No

If no, continue to question 5.6(h)

(ii) supply a copy of the agreement.

◯ Attached ◯ To follow

(iii) provide a copy of the electricity bill showing the credit paid for the generation.

◯ Attached ◯ To follow

(iv) provide details of the procedure for assigning the benefit of the FIT or SEG agreement on completion of the purchase to the buyer.

◯ Attached ◯ To follow

(h) Provide a copy of the building regulations completion certificate or compliance certificate (e.g. MCS) for the installation of the system.

◯ Attached ◯ To follow ◯ Not available

Listed buildings

5.7 Is the property (or any part of it) listed?

◯ Yes ◯ No ◯ Not known

Conservation area

5.8 Is the property (or any part of it) in a conservation area?

◯ Yes ◯ No ◯ Not known

Tree preservation orders

5.9 Are any trees on or overhanging the property subject to a tree preservation order (TPO)?

◯ Yes ◯ No ◯ Not known

If yes, are you aware of any works carried out on those trees?

◯ Yes ◯ No ◯ Not known

If yes, give details and provide a copy of the TPO along with any relevant documents:

◯ Attached ◯ To follow

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6. Guarantees and warranties

For more information and help answering these questions, see section 6 of the explanatory notes.

6.1 Does the property have any of the following unexpired guarantees or warranties?
If yes, supply a copy.

(a) new home warranty (e.g. NHBC or similar)	◯ Yes	◯ No
	◯ Attached	◯ To follow
(b) damp proofing	◯ Yes	◯ No
	◯ Attached	◯ To follow
(c) timber treatment	◯ Yes	◯ No
	◯ Attached	◯ To follow
(d) windows, roof lights, roof windows or glazed doors	◯ Yes	◯ No
	◯ Attached	◯ To follow
(e) roofing	◯ Yes	◯ No
	◯ Attached	◯ To follow
(f) boiler or heating systems	◯ Yes	◯ No
	◯ Attached	◯ To follow
(g) underpinning	◯ Yes	◯ No
	◯ Attached	◯ To follow
(h) insulation	◯ Yes	◯ No
	◯ Attached	◯ To follow
(i) other (please state):	◯ Yes	◯ No
	◯ Attached	◯ To follow

6.2 Are you aware of any claims under any of these guarantees or warranties?

◯ Yes ◯ No

If yes, please give details:

6.3 Are you aware of anything that may breach the terms and conditions of any of these guarantees or warranties?

◯ Yes ◯ No

If yes, please give details:

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7. Insurance

For more information and help answering these questions, see section 7 of the explanatory notes.

7.1 Do you insure the property?

Yes No

If no, who insures the property?

7.2 Are you aware of the property insurance ever being difficult to obtain or subject to special conditions?

Yes No

If yes, please give details:

7.3 Have you made any buildings insurance claims?

Yes No

If yes, give details, including the date(s) of any claim(s) and how they were resolved:

8. Environmental matters

For more information and help answering these questions, see section 8 of the explanatory notes.

Flooding

8.1 Are you aware of the property or any part of it ever being flooded? Yes No

If yes, what type of flooding took place?

Ground water	Yes	No
Sewer flooding	Yes	No
Surface water	Yes	No
Coastal flooding	Yes	No
River flooding	Yes	No
Other	Yes	No

Give details about the date(s) any flooding occurred and which parts flooded:

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8.2 Are you aware of any defences installed at the property to prevent flooding?

◯ Yes ◯ No ◯ Not known

If yes, please give details:

Radon

8.3 Are you aware of any radon tests that have been carried out on the property?

◯ Yes ◯ No ◯ Not known

If yes:

(a) supply a copy of the report ◯ Attached ◯ To follow

(b) was the test result below the 'recommended action level'? ◯ Yes ◯ No

8.4 Were any remedial measures undertaken to reduce radon gas levels in the property?
Measures could have been undertaken during construction or while adding an extension.

◯ Yes ◯ No ◯ Not known

Green Deal

8.5 Have any installations in the property been financed under the Green Deal scheme?

◯ Yes ◯ No

If yes, give details of all installations and supply a copy of your last electricity bill:

◯ Attached ◯ To follow

Japanese knotweed

8.6 Is the property affected by Japanese knotweed?

◯ Yes ◯ No ◯ Not known

If yes, is there a Japanese knotweed management and treatment plan in place?

◯ Yes ◯ No ◯ Not known

If yes, provide a copy of the plan with any insurance cover linked to the plan.

◯ Attached ◯ To follow

8.7 Has a Japanese knotweed survey been carried out in relation to the property?

◯ Yes ◯ No ◯ Not known

If yes, provide a copy of the survey.

◯ Attached ◯ To follow

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9. Rights and informal arrangements

For more information and help answering these questions, see section 9 of the explanatory notes.

Rights and arrangements benefiting the property

9.1 Do you exercise any rights or arrangements over any other properties?

◯ Yes ◯ No

If yes, please give details:

9.2 Have you been asked to contribute towards the cost of the jointly used facilities?

◯ Yes ◯ No ◯ Not applicable

If yes, give details of how much, how often and who you pay:

9.3 Are you aware of any disagreement or complaint about any such right or arrangement?

◯ Yes ◯ No ◯ Not known

If yes, please give details:

Rights and arrangements benefiting other properties

9.4 Do the owners of any other properties exercise any rights or arrangements over the property?

◯ Yes ◯ No

If yes, please give details:

9.5 Have you asked the owner of any other properties to contribute towards the cost of the jointly used facilities?

◯ Yes ◯ No ◯ Not applicable

If yes, specify whether you receive this payment or if it is made to a third party.
Include details about how much is paid and how often payments are made:

9.6 Are you aware of any disagreement or complaint about any such right or arrangement?

◯ Yes ◯ No ◯ Not known

If yes, please give details:

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Facilities crossing the property or any other property

9.7 Are you aware of any drains, pipes or wires serving the property that cross any other property?

◯ Yes ◯ No ◯ Not known

9.8 Are you aware of any drains, pipes or wires leading to any other property that cross the property?

◯ Yes ◯ No ◯ Not known

9.9 Is there any agreement or arrangement about drains, pipes or wires?

◯ Yes ◯ No ◯ Not known

If yes, supply a copy or give details:

◯ Attached ◯ To follow

10. Parking

For more information and help answering these questions, see section 10 of the explanatory notes.

10.1 What are the parking arrangements at the property?

10.2 Is a permit required for on-road parking?

◯ Yes ◯ No

10.3 Does the property have an electric vehicle (EV) charging point?

◯ Yes ◯ No

If yes:

(a) specify the type of EV charger, connector and its location and provide building regulation approvals:

◯ Attached ◯ To follow

(b) does an EV charging cable have to cross the public pavement?

◯ Yes ◯ No

If yes, specify any relevant local authority licence or terms and conditions:

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11. Services

For more information and help answering these questions, see section 11 of the explanatory notes.

Electrical systems

11.1 Are you aware of any electrical installation works carried out at the property?

◯ Yes ◯ No

If yes, give details including when this work took place:

11.2 Does the property have any certificates for electrical installation works?

◯ Yes ◯ No

If yes, please supply a copy.

◯ Attached ◯ To follow

11.3 Does the property have an Electrical Installation Condition Report (EICR)?

◯ Yes ◯ No

If yes, please supply a copy.

◯ Attached ◯ To follow

Heating systems

11.4 How is the property heated? Tick all that apply:

◯ Mains gas ◯ Oil ◯ Heat pumps

◯ Liquid gas ◯ Electricity ◯ Underfloor

◯ Woodburning / multi-fuel stove ◯ Other

Answers to 11.4 (a)-(g) are shown after the signature page, but form part of this document

If other, please give details:

(a) When was the heating system installed? (DD/MM/YYYY)

Date: ◯ Not known

(b) If there is a boiler (of any kind) when was it installed? (DD/MM/YYYY)

Date: ◯ Not known

(c) Has there been any replacement to the heating system (other than replacement of a boiler)?

◯ Yes ◯ No ◯ Not known

(d) Supply compliance certificates or documentation for the installation or alteration of each heating system (such as a building regulation completion certificate).

◯ Attached ◯ To follow ◯ None

(e) Supply a copy of the latest inspection report.

◯ Attached ◯ To follow ◯ None

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(f) Is the boiler and heating system working?

◯ Yes ◯ No ◯ Not known

(g) In what year was the boiler and heating system last serviced or maintained?

Year: ◯ Not known

Please supply a copy of any service report.

◯ Attached ◯ To follow

(h) If there is more than one heating system, attach answers to 11.4(a)–(g) separately.

◉ Attached ◯ To follow

Drains and sewers

11.5 Is the property connected to mains:

(a) foul water drainage?

◯ Yes ◯ No ◯ Not known

(b) surface water drainage?

◯ Yes ◯ No ◯ Not known

11.6 Is sewerage for any part of the property provided by:

(a) a septic tank?

◯ Yes ◯ No

(b) a sewage treatment plant?

◯ Yes ◯ No

(c) a cesspool?

◯ Yes ◯ No

If your answer is yes to any question in 11.6(a)–(c), answer question 11.7 below.
Otherwise continue to question 12.

11.7 If yes:

(a) when did the discharge commence? (MM/YYYY)

Month/Year: ◯ Not known

(b) when was the system installed? (MM/YYYY)

Month/Year:

(c) when was the sewerage system last replaced or upgraded? (MM/YYYY)

Month/Year:

(d) if a cesspool, when was the container last emptied? (MM/YYYY)

Month/Year:

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(e) if the property is served by a sewage treatment plant, when was the treatment plant last serviced? (MM/YYYY)

Month/Year:

(f) does the sewerage system discharge to the ground or to surface water?

◯ Ground ◯ Surface water

(g) if the sewerage system discharges to the ground, does it have an infiltration system?

◯ Yes ◯ No

(h) is the use of the sewerage system shared with other properties?

◯ Yes ◯ No

If yes, give details about how many properties share the system, the arrangements for jointly managing it and how the costs are shared:

(i) is any part of the sewerage system, or the access to it, outside the boundary of the property?

◯ Yes ◯ No

If yes, supply a plan showing the location of the system and how access is obtained.

◯ Attached ◯ To follow

(j) If you have a permit or documents relating to any of your answers to questions 11.7(a)-(i), supply a copy.

◯ Attached ◯ To follow ◯ Not applicable

12. Connection to services

For more information and help answering these questions, see section 12 of the explanatory notes.

Mark the 'yes' or 'no' boxes to show which of the following services are connected to the property and give details of any providers:

Mains electricity ◯ Yes ◯ No

Provider's name:

Location of meter:

MPAN number:

Mains gas ◯ Yes ◯ No

Provider's name:

Location of meter:

MPRN number:

Mains water ◯ Yes ◯ No

Provider's name:

Location of stopcock:

Location of meter (if any):

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Mains sewerage ◯ Yes ◯ No

Provider's name:

Small sewage treatment plant ◯ Yes ◯ No

Provider's name:

Make/model:

Service provider's name:

Shared ground / air source heat pumps ◯ Yes ◯ No

Provider's name:

Make/model:

Service provider's name:

Telephone ◯ Yes ◯ No

Provider's name:

Broadband ◯ Yes ◯ No

Provider's name:

If there are any other services, please give details:

13. Transaction information

For more information and help answering these questions, see section 13 of the explanatory notes.

13.1 Does this sale depend on you completing the purchase of another property on the same day?

◯ Yes ◯ No

13.2 Do you have any special requirements about a moving date?

◯ Yes ◯ No

If yes, please give details:

Occupiers

13.3 Do you live at the property?

◯ Yes ◯ No

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13.4 Does anyone else, aged 17 or over, live at the property?

◯ Yes ◯ No

If yes:

(a) state the full names of any occupiers (other than the sellers) aged 17 or over:

(b) are any of those occupiers who are aged 17 or over your tenants or lodgers?

◯ Yes ◯ No

13.5 Is the property being sold with vacant possession (empty of all occupiers, rubbish and any contents or fittings not included in the sale)?

◯ Yes ◯ No

13.6 Have all occupiers aged 17 or over agreed to sign the sale contract and to vacate the property on or before completion?

◯ Yes ◯ No

13.7 If the property is not being sold with vacant possession, provide details of all occupiers and copies of their tenancy agreements.

◯ Attached ◯ To follow

14. Completion

For more information and help answering these questions, see section 14 of the explanatory notes.

14.1 Will the sale price be sufficient to pay off on completion all mortgages and charges secured on the property?

◯ Yes ◯ No ◯ No mortgage

14.2 Will you ensure that before or on completion:

(a) all rubbish is removed from the property (including from the loft, garden, outbuildings, garages and sheds) and that the property will be left in a clean and tidy condition?

◯ Yes ◯ No

(b) if light fittings are removed, the fittings will be replaced with ceiling rose, flex, bulb holder and bulb?

◯ Yes ◯ No

(c) reasonable care will be taken when removing any other fittings or contents?

◯ Yes ◯ No

(d) keys to all windows and doors and details of codes for alarms and any other equipment will be left at the property or with the estate agent?

◯ Yes ◯ No

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15. Additional information about your answers

15.1 Please supply copies of all consents that have been given under any covenants, estate management schemes or other restrictions affecting the title to the property for all actions you have disclosed in your answers to questions 5 (Alterations), 8.5 (Green Deal), 10.3 (EV charging points) and 11 (Services).
Tick all that apply.

- ◯ Attached
- ◯ To follow
- ◯ Not applicable
- ◯ Not available

(a) List the consents that are attached or to follow:

Consents attached:

Consents to follow:

(b) List any consents that are not available:

15.2 If there is any further information about **any of your answers on this form**, provide details below and/or supply additional documents.

- ◯ Attached
- ◯ To follow
- ◯ Not applicable

Each seller should sign this form to confirm that the information provided is truthful and complete to the best of their knowledge.

Signed:

Dated:

Signed:

Dated:

Signed:

Dated:

Signed:

Dated:

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11.4 - How is the property heated?

No heating systems selected.