

BELVOIR!

SOLE AGENCY AGREEMENT

'THE SELLER'

Name: Mr Ryan Pagliaroli

Email: ryan.pagliaroli@gmail.com

Telephone: 07940355836.

Mr Bradley Pagliaroli

bradley-paga@outlook.com

07949376492

Address of the Property to Be Sold 'THE PROPERTY':

32 Finch Close, Tadley, Hampshire, RG263YJ

Contact Address:

Flat 5, Tudor Court,
Bath Road, Thatcham, RG18 3HB

79 Clarence Avenue, London, SW4 8LQ

'THE AGENT'

Trading Name: Belvoir Tadley & Hook

Registered Company Name: Foursix Property Services Ltd

SOLE AGENCY FEES

The Property will be placed on the market at an initial asking price of:

£ 280,000

Tenure: Freehold.

This is not a valuation as no survey was instructed.

This Agreement will be for a minimum period of 0 weeks.

~~Fixed Agency Fee: £ _____ inc. VAT (£ _____ plus VAT) If the Property sells at a higher or lower price than the initial asking price, the fee will not vary.~~

Percentage Agency Fee: 10.8 % inc. VAT of agreed sale price
(1.5 % plus VAT of agreed sale price).

If sold at initial asking price the Agent's fees would be £ 5040 inc. VAT. If the Property sells at a higher or lower price than the initial asking price, the fee will vary.

Subject to a minimum fee of £ N/A . inc. VAT

DO THE SELLER(s) HAVE ANY LINK OR PERSONAL INTEREST IN THE AGENT

None.

ADDITIONAL FEES, OTHER AGREED CONDITIONS & SPECIAL REQUEST(s) FROM THE SELLER(s)

None

THE AGENT AUTHORISATION


, 26/05/2026.

THE SELLER(S) AUTHORISATION

The Agent's Terms and Conditions are shown below and will apply to the sale of the Property as the property to be sold. The Seller should read them carefully before signing this Agreement. In signing this Agreement, the Seller is entering into a legally binding agreement, even if the Seller is not the owner of the Property and the Seller will be responsible for the Agent's fees and any other payment due to the Agent. If the Seller has Instructed another Agent on a Sole or Sole Selling Rights basis the Seller must check whether by instructing the Agent as the Seller's Agent as well, the Seller could be liable to pay both Agents' fees once the Property has sold. The Seller has read and been given the opportunity to discuss any points arising in connection with this Agreement. The Seller has understood the provisions of this contract including the amounts payable and any referral fees stated, and the Seller agrees to its terms and conditions. The Seller hereby agrees that to the extent permitted by law, the Seller shall be jointly and severally liable for both the payment of all amounts due under this Agreement, and the taking of any actions required by this Agreement. The Seller acknowledges that the Seller has received a copy of the Property Information Questionnaire and confirms the Seller is the owner(s) of the Property to or is authorised by the owner(s) of the Property to be sold to sign this Agreement on their behalf and the Seller wishes the Agent to commence.



28 May 2026



ryan pagliaroli (May 28, 2026, 6:12pm)

Mr Bradley Pagliaroli (May 28, 2026, 28 May 2026)

TERMS AND CONDITIONS**1. AGENTS CONTRACTUAL RESPONSIBILITY**

The contractual responsibility of the Agent is confined to marketing the Property and the other obligations set out in this Agreement, and any further assistance in relation to the purchase is entirely at the discretion of the Agent.

2. SOLE AGENCY

By appointing the Agent as Sole Agents, the Seller will be liable to pay remuneration to the Agent in addition to any other costs or charges agreed if at any time unconditional contracts for sale of the Property are exchanged, with a purchaser introduced by the Agent during the period of this Agreement, or with whom the Agent had negotiations about the Property during that period, or with a purchaser introduced by another agent during that period.

An introduction shall be deemed to have occurred if the Agent initiates a person's reaction to the Property. This would generally be where the Agent arranges a viewing, but an introduction is not limited to just arranging a viewing, or to a person with whom the Agent had negotiations about the Property during that period.

However, the Seller will not be liable to pay the remuneration under Sole Agency if the sale of the Property is agreed more than six months after the expiry of the period during which this Agreement is in force and where the Seller has appointed another Estate Agent whose activities have resulted in the sale of the Property, or more than 2 years after the expiry of this Agreement in all other circumstances.

3. TERMINATION OF INSTRUCTIONS

Once the minimum period has ended this Agreement will continue until it is terminated. Either party can terminate this Agreement by providing the other party with 14 days' written notice to end not earlier than the end of the minimum period. At the date of receipt of such notice of termination the Agent reserves the right to charge the Seller a fee towards reasonable marketing expenses incurred by the Agent.

4. DUAL LIABILITY WARNING

If the Seller has previously instructed another Estate Agent to act for the Seller, or if in the future the Seller instructs another Estate Agent, the Seller may become liable to pay the other Estate Agent a fee as well as any fee due to the Agent under the terms of this Agreement. The Seller should therefore consult the terms of business of any agreement the Seller has entered into with the other Estate Agent to avoid this situation arising.

5. EXCLUSIONS/INTERESTED PARTIES

If the Seller has previously instructed another Estate Agent for the sale of the Property, the Seller may still be liable to pay remuneration to them if a sale is made to a person introduced to the Seller by them. The Seller must list any previous estate agent(s) in the box below and where possible provide the Agent a copy of their agency agreement. In that event if there are any persons the Seller wishes to exclude from this Agreement the Seller must let the Agent have a note of their name/s and address/es by entering them in the box below.

N/A.

1. REFERRAL FEES

The Agent reserves the right to offer all existing and prospective clients additional services and the Agent will retain any commissions or discounts generated from any such services normally given to estate agents. Examples may include mortgages, insurances, conveyancing, professional services, property sales and property lettings etc, see referral fees stated below. The Agent also offers these services to prospective purchasers.

The Agent refers to: Setfords Solicitors

For: Residential conveyancing services and receives a referral fee of £250 plus VAT

The Agent refers to: Juno Solicitors

For: Residential conveyancing services and receives a referral fee of £250 plus VAT

The Seller consents for the referrals above to be made:

YES

NO

2. SOLD SUBJECT TO CONTRACT

Once an offer has been accepted the Property will be marked as "Sold Subject to Contract" and no longer actively marketed unless the Seller expressly informs the Agent otherwise.

3. SALE BOARD

The Seller hereby gives the Agent specific authority to erect a for sale board within the curtilage of the Property, unless the Seller instructs the Agent otherwise. The Agent accepts liability for any claim arising in connection with the board, unless the action arises as a result of a further board being erected by another agent. The For Sale board will always remain the Agent's property.

4. ADVERTISING

The Agent has associations with many media sources both online and offline, and as part of this Agreement the Seller hereby gives their authority to advertise the Property in any media.

5. PAYMENT OF ACCOUNT

The Agency Fee becomes payable to the Agent on exchange of contracts. The time by which these sums shall be paid will be on completion of the sale or, if the sale does not complete within 14 days from the date of exchange, within 7 days from the date of a notice in writing requesting payment of the sums due, "the payment date". The Seller hereby authorises payment to be made by the Seller's solicitor once the fee becomes payable unless the Seller sends written instructions to the contrary.

Where the Agent provides any additional agreed services, the Seller will be invoiced for these separately once the services have been provided and the invoice must be paid within 14 days of the invoice date, "the payment date", unless otherwise stated.

In the event that any fees or costs or charges agreed remain unpaid at "the payment date", the Agent reserves the right to charge an additional 8% of the outstanding debt which is to cover the cost of administration and recovery of the debt plus court costs and interest at the CPR rate allowed by the Court.

6. PROOF OF IDENTITY & ANTI MONEY LAUNDERING

The Seller agrees to co-operate with the Agent so that the Agent can meet its Money Laundering Regulation obligations. The Agent may either require sight of documentary proof of address, together with acceptable photographic ID, such as a passport or photo driving licence, or the Agent may use an electronic verification system. Copies/records may be taken and held on file. The Agent also requires proof of ownership of the Property. The Agent is required by law to confirm the identity of the buyers of the Property. The Seller agrees to ensure that in a situation where the Agent might not be aware of the buyers details the Seller will provide the Agent with the names and addresses of the buyers to allow sufficient time prior to exchange of contracts for the Agent to fulfil its obligation.

7. AGENT HOLDING KEYS FOR THE PROPERTY

Where the Agent holds keys for the Property they will only be given out to 3rd parties with the Seller's express authority (either verbal or written). The Agent will require proof of identification before release of the keys. No liability can be accepted for any loss or damage whatsoever and howsoever arising as a result of the release of keys.

8. ENERGY PERFORMANCE CERTIFICATE (EPC)

A valid Energy Performance Certificate (EPC) is required for all properties offered for sale. The EPC must at least be commissioned before marketing commences and should be in place within 7 days. If it is not in place within 28 days, the Property must be withdrawn from the market until the EPC is available.

9. CONSUMER PROTECTION REGULATIONS (CPR'S)

The Seller agrees to complete the Agent's Property Information Questionnaire to the best of the Seller's knowledge and where the Property is leasehold, commonhold or a managed freehold the Seller confirms the Seller will contact the freeholder, lease administrator, commonhold association to obtain the information required in the questionnaire. A copy of the Property details will be forwarded to the Seller for approval. Under the Consumer Protection from Unfair Trading Regulations anything the Agent says or publishes about the Property must be accurate. It is therefore very important that the Seller reads the details carefully and immediately informs the Agent if there is anything that is inaccurate. In addition, the Agent is obliged to pass on any material information that would impact on a potential buyers' transactional decision and so the Seller must advise the Agent of anything the Seller feels is relevant to this. The brochure will be marked as a "Draft – Awaiting Approval" until the Agent receives the Seller's approval of the content.

10. UNOCCUPIED PROPERTIES

The Agent is not responsible for the maintenance and repair of the Property whether it is occupied or unoccupied unless the Agent has agreed otherwise in writing. It is the Seller's responsibility to ensure that mains services are turned off, water, heating system, professionally drained down and the insurers notified.

11. THIRD PARTIES

The parties to this Agreement do not intend that any of its terms will be enforceable by virtue of the contracts (Rights and third parties) Act 1999 by any person not a party to it.

12. THE PROPERTY OMBUDSMAN SCHEME

The Agent is a member of The Property Ombudsman Scheme for estate agents (TPO) and follows the Code of Practice. By entering into this Agreement, the Seller agrees that if the Ombudsman asks for information about any aspect of the Agent's dealings with the Seller, the Agent can provide the information, whether that be in relation to a complaint, or their monitoring process. A copy of the TPO Code of Practice and the Consumer Guide is available from www.tpos.co.uk

13. COMPLAINTS PROCEDURE

Initially any complaints should be made in writing to the Branch Manager. The Agent's full complaints procedure can be provided on request and is available on the Agent's website.

14. EQUALITY

The Agent will not discriminate against any person under the definitions of The Equality Act 2010.

15. PERSONAL INTEREST

Where any potential personal interest occurs, the Agent must disclose details to any prospective buyer. Personal interest means the Seller has a business association, family relationship or other connection with the Agent, or any employee of the Agent. You must tell the Agent of any personal interest you are aware of so that the Agent can detail it under the section "Do the seller(s) have any link or personal interest in the Agent".

16. DATA PROTECTION REGULATIONS

The Agent manages the Seller's personal data in line with the Agent's obligations under the Data Protection Regulations. To see how the Agent handles the Seller's data go to the Agent's web page. www.belvoir.co.uk/privacy-policy

17. GOVERNING LAW

This Agreement is governed by English law and is subject to the jurisdiction of the courts of England and Wales.

18. ASSIGNMENT

The Agent may at any time assign, transfer, charge, subcontract, declare a trust over or deal in any other manner with any or all of its rights and obligations under this Agreement and will provide 2 months' notice of such actions to the Seller.

19. REGISTERED COMPANY DETAILS OF THE AGENT:

Foursix Property Services Limited
Reg. no. 09449438
T/A Belvoir Tadley & Hook
14-16 Mulfords Hill, Tadley, Hampshire RG26 3JA

NOTICE OF THE RIGHT TO CANCEL

Notice of Right to Cancel - If the Seller is a consumer client and this contract was not agreed within one of the Agent's offices the Seller has the right to cancel this contract within 14 days without giving any reason. The cancellation period will expire after 14 days from the day this contract was agreed. To exercise the right to cancel, the Seller must inform the Agent of the Seller's decision to cancel this contract by sending the Agent a clear statement in writing. The Seller may use the below cancellation form, but it is not obligatory. To meet the cancellation deadline, it is enough for the Seller to send the Seller's cancellation communication before the cancellation period has expired.

Immediate Marketing - The Agent is not legally permitted to market the Property until the cancellation period has expired unless the Seller provides the Agent with specific written permission to do so. The Seller should indicate below when the Seller would like to start marketing.

If the Seller does request that the Agent begins immediate marketing of the Property during the cancellation period and the Seller does exercise their right to cancel, the Seller will be required to pay the Agent an amount which is in proportion to what has been performed until the Seller communicated the Seller's cancellation of the contract. This will include the expenses incurred, plus any other reasonable costs, except where the Agent introduces or has negotiations with the ultimate buyer of the Property before the Seller exercises the Seller's statutory right to cancel the contract. In such a case this contract will be deemed to have been fully performed and the agreed agency fee would be due, notwithstanding that cancellation took place.

Date to commence marketing:

26/05/2026.

CANCELLATION FORM

To:

I/We [*] hereby give notice that I/We [*] cancel my/our [*] contract for the following Property.

Property Address:

Name of consumer(s):

Address of consumer(s) if different to above:

Signature of consumers(s) (only if this form is notified on paper):

Date:

✓

PROPERTY INFORMATION QUESTIONNAIRE

The Consumer Protection from Unfair Trading Regulations 2008 and the Property Ombudsman requires ALL estate agents to provide accurate information about the properties they market.

In addition, agents must provide potential buyers with ALL the material information they will need to make an informed purchasing decision.

The Regulations also place obligations on sellers; therefore, this questionnaire has been compiled in an effort to ensure that both the agent and the seller meet their obligations.

It must be completed as fully and accurately as possible; however, if you are reasonably not in possession of the knowledge to the answer all the questions accurately please answer the questions that you do have the knowledge to answer. Please note if you answer "yes" to any questions, you should provide further information. If there isn't enough space in the box provided, please use additional paper.

This form should not be considered exhaustive and as such anything not included on the form that you feel would affect the transactional decision of the average property buyer should also be disclosed to us. If you are in any doubt please ask us for assistance.

A failure to provide material information is a breach of the Consumer Protection Regulations 2008, with the potential for fines of up to £5,000 and the risk of the buyer pursuing you for financial losses.

The information may well be used by your conveyancers and passed to the buyer during the conveyancing process and may form part of the contract for the sale of the property. If any of the information changes during the course of the sale you must let your conveyancer know as soon as possible.

PROPERTY ADDRESS

Property Name/Number	32 Finch Close .
Street Name	
Area	
Town/City	
Postcode	RG263YJ.

REGISTERED OWNERS FULL NAMES & ADDRESSES

Owner 1	Ryan Pagliaroli Bradley Pagliaroli
Owner 2	
Owner 3	
Owner 4	

TRANSACTION INFORMATION

Are you looking to purchase a property?	Yes / <input checked="" type="radio"/> No
Is the sale dependent on the purchase of another property on the same day?	Yes / <input checked="" type="radio"/> No
Are there any specific requirements about a completion/moving date? If yes, provide details of dates below:	Yes / <input checked="" type="radio"/> No

Would like independent mortgage advice	Yes / <input checked="" type="radio"/> No
Would you like removal services	Yes / <input checked="" type="radio"/> No
Would you like solicitor recommendations	<input checked="" type="radio"/> Yes / No
Would you like surveyor recommendations	Yes / <input checked="" type="radio"/> No
We will confirm details of any referrals we make by email including any referral fees we may obtain	

SOLICITORS DETAILS

Solicitors Name	Recommened.		
Contact Name			
Address			
Telephone Number			
Email Address			

PREVIOUS MARKETING

Has the property been marketed by any other agent previously?	Yes / <input checked="" type="radio"/> No
Name of the previous agent	
Do you currently have anyone interested in buying the property?	Yes / <input checked="" type="radio"/> No
Names?	

PERSONAL INTEREST

Do the clients have any family or business links with this agency?	Yes / <input checked="" type="radio"/> No
Details	

ENERGY PERFORMANCE CERTIFICATE

EPC Situation	In Place	Client is obtaining	Agent is obtaining	<input checked="" type="checkbox"/>
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PROPERTY INFORMATION

Do you own the whole of the land and property that is being offered for sale?	<input checked="" type="radio"/> Yes / No
If not, please provide full details:	
Room Type	Number
Kitchen	1
Reception rooms	1
Utility	
Bedrooms	2
Bathrooms	
Other	
Is your property a listed building or contained in a listed building? If yes please provide details below:	Yes / No / Unknown
Is your property in a conservation area?	Yes / <input checked="" type="radio"/> No / Unknown
Which District Council is Council Tax paid to?	Basingstoke & Deane.

What council tax band is the property in?	TBC			A B C D E F G H
Indicate what parking arrangements exist at the property by circling, as appropriate:				
Garage	Driveway	Allocated Space	On Street	
Resident permit	Metered	Communal	Other (specify below)	

MAINS SERVICES

Please indicate the type of central heating, if any, by circling, as appropriate:					
Mains Gas	Electric	LPG	Solid Fuel	Oil	Other (specify below)
Please indicate which services are connected to the property by circling, as appropriate:					
ELECTRICITY	Mains	Private	GAS	Mains	Private
WATER	Mains	Private	WATER METER	YES	NO
DRAINAGE	Mains	Septic Tank		Cess Pit	Other (Specify below)
Does the septic tank/cesspit/sewerage treatment plant comply with BSEN12566-3?					Yes / No
Have there been any electrical or gas safety checks completed in the last 5 years? Please give dates and whether satisfactory/pass or not below:					Yes / No / Unknown

Does the property have a telephone line?	Yes / No
Does the property have Broadband?	Yes / No
Who is the provider and what is the speed?	
Does the property have a satellite dish?	Yes / No
Is there good mobile coverage at the property?	Yes / No
Does the property have solar panels? If yes please provide details below:	Yes / No
If yes please do they belong to the property or are they leased?	Owned / Leased
If leased please provide details:	

CONDITION OF PROPERTY/IMPROVEMENTS/ALTERATIONS

WHERE A DEFECT IS IDENTIFIED IN THIS SECTION, YOU SHOULD ANSWER AS A BARE MINIMUM THE FOLLOWING:-

WHAT IS THE DEFECT/HAZARD, WHAT WORK NEEDS TO BE DONE, WHAT WORK HAS ALREADY BEEN DONE, WHAT IS THE POTENTIAL COST TO A NEW PURCHASER, WILL THEY BE ABLE TO LIVE IN THE PROPERTY WHILST THE WORKS ARE COMPLETED.

To your knowledge, has the property been flooded in the last 5 years? If "yes", please give details below, including the source of the risk (river, sea) and are there any flood defences at the property:	Yes / No / Unknown

Has the property suffered from or is at risk of coastal erosion? If yes, give details below:		Yes / <input checked="" type="radio"/> No
To your knowledge, has Japanese Knotweed ever grown within the property boundary or close vicinity? If yes please provide details below:		Yes / <input checked="" type="radio"/> No / Unknown
To your knowledge has the property ever suffered from subsidence? If so please provide details below:		Yes / <input checked="" type="radio"/> No
To your knowledge has the property ever had any structural defects? If yes please provide details below:		Yes / <input checked="" type="radio"/> No / Unknown
Are the external structures to the property e.g. decking and balconies in safe condition? If no, please provide more detail below:		<input checked="" type="radio"/> Yes / No / Unknown
To your knowledge does the property contain asbestos? If yes please provide details below:		Yes / <input checked="" type="radio"/> No / Unknown
Does the property have cladding?		Yes / <input checked="" type="radio"/> No
What type of cladding is in place?		
If so, do you hold an EWS1 (External Wall System) form that provides independent assurance that your building meets the requirements of the Government's latest standards.		Yes / No
Where required, is there sufficient emergency lighting and is it in good order? (This will be particularly relevant in flats and consideration to common areas should be given). If "No", please provide more detail below:		Yes / No / Unknown
To your knowledge has the property ever been affected by Radon Gas? If yes please provide details below:		Yes / <input checked="" type="radio"/> No / Unknown
During your ownership has the property had a damp course installed? If yes please provide details below.		Yes / <input checked="" type="radio"/> No / Unknown
To your knowledge, has the property suffered as a result of mining, quarrying or fracking? If yes please provide details below.		Yes / <input checked="" type="radio"/> No / Unknown
To your knowledge has the property had any treatment for dry rot or wet rot? If yes please provide details below.		Yes / <input checked="" type="radio"/> No / Unknown

It the property subject to a Green Deal loan?	Yes / <u>No</u>
Is there anything unusual about the construction of the property that you are aware of? If yes, please provide details below:	Yes / <u>No</u>
Are you aware of any restrictive covenants applicable to the property? Please give details below, including lease restrictions if this is a leasehold property or restrictions to permitted development:	Yes / No / <u>Unknown</u>
Are there any planning permissions existing or proposed affecting the property, including any known or proposed works to surrounding structures that may impact privacy or light or obstructions of view? If yes, please give details below:	Yes / <u>No</u> / Unknown
Are there any shared or communal areas or facilities? If yes, please provide details below:	Yes / <u>No</u>
Are there any rights or easements affecting the property e.g. rights of way? If so, please provide details below:	Yes / No / <u>Unknown</u>
Are any trees on the property subject to a tree preservation order?	Yes / <u>No</u> / Unknown
Are there any other material issues with the property that any potential purchaser should be aware of? If yes please provide details below:	Yes / <u>No</u>
Has any recent survey highlighted any major issues? If yes please provide details below:	Yes / <u>No</u>

Is the property located within a building that is over 18m tall or at least seven storeys and contains a minimum of two residential units? If yes, provide contact details of the Principal Accountable Person.	Yes / No
If you answered yes to the question above, please answer the following three questions (a) - (c):	
(a) Is the key building information provided by the Principal Accountable Person up to date?	Yes / No / Unknown

(b) Have any remedial works taken place to the property, or are any works planned (unrelated to cladding) due to the property being located within a high-risk building? If yes, provide details below:	Yes / <input checked="" type="radio"/> No / Unknown
(c) Have any remedial works taken place, or are any works planned within the rest of the building? If yes, provide details below:	Yes / <input checked="" type="radio"/> No / Unknown
Have there been any adaptations to the property to improve accessibility? If yes, please provide details below:	Yes / <input checked="" type="radio"/> No / Unknown
Have you carried out any structural alterations, additions or extensions such as a kitchen extension, loft or garage conversion, removal of internal walls/chimneys? If yes please provide details below:	Yes / <input checked="" type="radio"/> No
Did you obtain Building Regulation Approval?	Yes / <input checked="" type="radio"/> No
If required, did you obtain Planning Permission?	Yes / <input checked="" type="radio"/> No
Is there anything outstanding in relation to Building Regulation Approval or Planning Permission? If yes please provide details below:	Yes / <input checked="" type="radio"/> No
Have replacement windows or doors been fitted since 2002? If yes, outline the nature of the work for each and confirm the year it was completed below.	Yes / No / Unknown

BUILDING WARRANTIES

Are there any applicable warranties to the property? (e.g. NHBC/Zurich/CRL/LABC/ICW/ Architects Certification) If yes please provide details below:	Yes / <input checked="" type="radio"/> No / Lost
Is the policy transferrable?	Yes / <input checked="" type="radio"/> No
Have there been any claims on the policy? If yes please provide details below:	Yes / No / Unknown
Is a copy of the policy available?	Yes / <input checked="" type="radio"/> No

TENURE

What is the tenure of the property? We will verify this through the Land Registry.			
<input checked="" type="radio"/> Freehold	<input type="radio"/> Managed Freehold	<input type="radio"/> Leasehold	<input type="radio"/> Commonhold

Please answer the following questions about tenure that are appropriate to your property. Please contact the lease administrator, commonhold association or freehold manager to confirm any of the questions you are unable to answer. Answering these questions comprehensively will assist the marketing and help avoid unnecessary delays and aborted purchases.

Who owns the Freehold?	
Expiry date of the Lease?	
Current Annual Ground Rent?	
Is this set or can it increase?	
Payment Dates?	
Current Service/Maintenance Charge?	
When is Service/Maintenance Charge reviewed?	
Who are the managing agents?	
Do you have a legal obligation to contribute towards the maintenance costs of a shared amenity?	
Amount of service charge?	
When is it payable?	
Frequency of payment?	
Amount of any event fees?	
When are they payable?	
Frequency of payment?	
Amount of reserve fund?	
Contribution payable?	
When are they payable?	
Frequency of payment?	
Provide details of any event-related fees and charges payable under the lease that are triggered by certain circumstances or events?	
Provide details of any other fees/charges contained in the lease, commonhold community statement or title deeds?	
Any other relevant information?	

FIXTURES AND FITTINGS

List any fixtures or fittings you will be taking with you once the property is sold:

List any items that you will or are willing to include in the sale, whether or not it will be for an additional price?

RISK ASSESSMENT

Please advise us of any hazards or risks that we need to be aware of within the property and/or gardens / grounds (water hazards, sharp objects, slippery surfaces etc)

OTHER MATERIAL INFORMATION

In order to meet the requirements of the Consumer Protection from Unfair Trading Regulations please outline below any other material information that a buyer should be aware of

Vendor Confirmation

I/we confirm that to the best of my/our knowledge and belief the information above is accurate and includes any required material information. I agree that, at the agent's discretion, the information may be used in connection with the proposed sale of my/our property and passed on to any prospective buyer/conveyancer. I undertake to notify the agent immediately of any relevant changes.

Signed:  _____

Dated: 22/05/2026

Signed:  _____

Dated: 28 May 2026

Mr. Bradley Pagliaroli (May 28, 2026, 10:59 AM)

Valuer

Signed:  _____

Dated: 22/05/2026



Issuer Belvoir

Document generated Tue, 26th May 2026 13:29:13 BST

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Parties involved with this document

Document processed	Party + Fingerprint
Thu, 28th May 2026 18:12:08 BST	ryan pagliaroli - Signer (830f2a4cd8afa7498834331c8d42a51e)
Thu, 28th May 2026 22:39:47 BST	Mr Bradley Pagliaroli - Signer (e5f2e971498c9d7348d9a75d51bd5d34)

Audit history log

Date	Action
Tue, 26th May 2026 13:29:13 BST	Envelope generated by Jacob Felix (51.155.139.182)
Tue, 26th May 2026 13:29:13 BST	Document generated with fingerprint cf33a45bd9828f33ad9ab3adf2aee94d (51.155.139.182)
Wed, 27th May 2026 8:30:03 BST	Sent the envelope to ryan pagliaroli (ryan.pagliaroli@gmail.com) for signing (51.155.139.182)
Wed, 27th May 2026 8:30:03 BST	Sent the envelope to Mr Bradley Pagliaroli (bradley-pag@outlook.com) for signing (51.155.139.182)
Wed, 27th May 2026 8:30:03 BST	Document emailed to ryan.pagliaroli@gmail.com
Wed, 27th May 2026 8:30:03 BST	Document emailed to bradley-pag@outlook.com
Wed, 27th May 2026 8:30:30 BST	Mr Bradley Pagliaroli opened the document email. (9.169.124.5)
Wed, 27th May 2026 18:58:52 BST	ryan pagliaroli opened the document email. (45.83.88.44)
Thu, 28th May 2026 8:30:04 BST	Document emailed to ryan.pagliaroli@gmail.com
Thu, 28th May 2026 8:30:04 BST	Document emailed to bradley-pag@outlook.com
Thu, 28th May 2026 8:30:39 BST	Mr Bradley Pagliaroli opened the document email. (74.179.67.139)
Thu, 28th May 2026 12:48:13 BST	Mr Bradley Pagliaroli opened the document email. (31.94.16.224)
Thu, 28th May 2026 12:48:13 BST	Mr Bradley Pagliaroli opened the document email. (31.94.16.224)
Thu, 28th May 2026 18:10:40 BST	ryan pagliaroli opened the document email. (45.83.88.60)
Thu, 28th May 2026 18:11:17 BST	ryan pagliaroli viewed the envelope (45.83.88.60)
Thu, 28th May 2026 18:12:08 BST	ryan pagliaroli signed the envelope (45.83.88.60)
Thu, 28th May 2026 21:50:42 BST	Sent Mr Bradley Pagliaroli a reminder to sign the document. (176.20.162.208)
Thu, 28th May 2026 21:50:44 BST	Document emailed to bradley-pag@outlook.com

Thu, 28th May 2026 21:51:07 BST	Mr Bradley Pagliaroli opened the document email. (135.232.20.92)
Thu, 28th May 2026 22:30:33 BST	Mr Bradley Pagliaroli opened the document email. (80.192.26.88)
Thu, 28th May 2026 22:30:33 BST	Mr Bradley Pagliaroli opened the document email. (80.192.26.88)
Thu, 28th May 2026 22:32:24 BST	Mr Bradley Pagliaroli opened the document email. (80.192.26.88)
Thu, 28th May 2026 22:32:24 BST	Mr Bradley Pagliaroli opened the document email. (80.192.26.88)
Thu, 28th May 2026 22:37:53 BST	Mr Bradley Pagliaroli viewed the envelope (80.192.26.88)
Thu, 28th May 2026 22:39:47 BST	Mr Bradley Pagliaroli signed the envelope (80.192.26.88)
Thu, 28th May 2026 22:39:47 BST	This envelope has been signed by all parties (80.192.26.88)
Thu, 28th May 2026 22:39:47 BST	Signed document confirmation emailed to ryan.pagliaroli@gmail.com (80.192.26.88)
Thu, 28th May 2026 22:39:47 BST	Signed document confirmation emailed to bradley-pag@outlook.com (80.192.26.88)
Thu, 28th May 2026 22:39:47 BST	Signed document confirmation emails have been sent to all parties. Document URL: https://api.signable.app/shareable/envelope?t=a8ea4424-61ac-4cc8-8468-76c2a6ebf828 (80.192.26.88)