



# Buying a property?

## Have you thought of everything?

Many people do not realise that to protect their investment in a property they may have to draw up certain legal documents.

Are you:

- Purchasing a property in joint names?
- Contributing to the purchase price but not going to be named on the deeds?
- Buying to let?
- Considering your family's inheritance?

If you've answered 'yes' to any of the above questions then you may require documents to be drafted to protect your investment.

Read on to find out how Simpson Millar LLP can help you...

# Deeds of trust



## Do I need one?

A Deed of Trust should be considered by anyone buying property in joint names.

Deeds of trust can also be beneficial for those who do not want any profits or losses to be split 50:50, or act as an agreement should one person want to sell, only pay for certain bills or pay a specific mortgage contribution.

## What can I protect?

You can protect your initial investment as you may have contributed more than the other person. You can also protect the property should one person wish to leave it in a Will to somebody other than the joint owner.

Deeds of Trust can:

- *Determine how profits and losses are split*
- *Confirm who pays the mortgage, or how much each will contribute*
- *Confirm who pays the bills*
- *Confirm the initial investments*
- *Confirm who pays for maintenance and repairs*
- *Confirm when it is time to sell, remortgage etc*

## How much does it cost?

A simple Deed of Trust is available from only £95 + VAT.

# Wills

## Do I need one?

A Will is required for anyone that wishes to choose what happens to their estate after death. Without one, intestacy rules apply and these may not necessarily fit your wishes.

## How am I protected?

Making a Will gives you control over what happens to your property after you die. Your family is protected as without one, financial limits apply on how much your husband or wife can receive and if you are unmarried and have a partner the intestacy rules will not recognise that partnership.

We will draft the application for you, and after having it signed by all parties, submit it for registration at HM Land Registry.

## How much does it cost?

A Single Will costs just £85 + VAT.

Double Wills cost just £140 + VAT per couple.

*For more  
information on  
how to protect  
your new home,  
fill in your details  
overleaf and  
return to us*



# Tenancy Agreement

## Do I need one?

Anybody letting out a property should have an assured short-hold tenancy agreement

## What does it protect?

The agreement protects your property by setting out the exact terms of a tenancy, which are decided by you, including:

- *The length of the lease*
- *Who is responsible for what charges*
- *The amount of the rent*
- *Who is responsible for which repairs*
- *Whether the property is furnished*
- *Who is allowed to reside there*

## How much does it cost?

Simpson Millar LLP will draft the agreement for you for only £50 + VAT.

If you would like any further information on the services in this leaflet just fill in this slip and return today. You will be contacted shortly.

**I would like more information on... (please tick all that apply)**

- |                              |     |
|------------------------------|-----|
| Deeds of Trust               | [ ] |
| Making a Will                | [ ] |
| Drafting a Tenancy Agreement | [ ] |

Name..... Client Ref (If applicable).....

Address.....

.....Post Code.....

Email.....Tel.....

Return to: Sian Thompson, Simpson Millar LLP, 21-27 St. Paul's Street, Leeds, LS1 2JG

Can't wait? Call us direct on 0808 129 3320 or visit the website and fill in our online enquiry form at [www.simpsonmillar.co.uk](http://www.simpsonmillar.co.uk)