ESTATE AGENCY LAUNCH PROGRAMME · MASTER MATERIAL INFORMATION AND THE DMCC ACT 2024

Material information capture form

A per-property form covering Part A, B and C, filled in before a listing goes live.

Reflects the current framework; not legal advice.

01 Part A: price and tenure

The basics a buyer needs before they even book a viewing.

Asking price

The figure the property is marketed at.

Tenure

Freehold or leasehold. If leasehold, note the lease length, ground rent and service charge.

Council tax band

02 Part B: physical characteristics

What the property physically is, and how it is served.

Property type

Detached, semi, terrace or flat, and the number of bedrooms.

Construction

Standard or non-standard. Flag anything unusual.

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Services

Heating, water, electricity, broadband and mobile coverage.

Parking

Off-street, allocated, permit or none.

03 Part C: anything that could affect a decision

The issues that change a decision. Leaving these out is where agents get caught.

Flood risk

Restrictive covenants

Planning issues

Nearby developments, permissions granted or refused, breaches.

Non-standard construction

Anything else that could affect the sale

If it would change a reasonable buyer's decision, capture it here.

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