OFFER SHEET	Date:			Neg:			
Property: L+7 St Lukes Co	art		Tenanted / Empty / Seller Residing?				
Offer Date	Let Ser		Response				
225,000				r Bechoud wie			
FINANCIAL SOLIC SERVICES	ITORS	Н	OMESALE	St	JRVEYORS		
Sale Agreed £		ested pletion	Date	F	ee		
Vendor: Mrs Bertha & Mr Peter Mingwa Tel: 07960713825 berthamwenso@ymail Related purchase?							
Vendor Sol: Salisbury Law Sol Name: Najib Khan Address: 23 Fiddlebridge Lane, ALIO OSP							
Tel: 01707 2164710 Majib Salisburglaw. Co. UK							
Buyer: Gergii & Erinda Nalcsi Address: 1:ster gardens, N18 17A							
Tel: 0 + 3 (0 089 060 giergji naksi @gnail.com Future use of property							
Buyer position:					iddique		
Buyer Sol: Taylor Rose LtD							
Sol Name: Anna Jones Address: Worldwide House, Thorpe Wood, Peterborough, PE3 65B							
Tel: 020 364044	ele a	una.	jones@t	aylor-n	04. (0.uk		

			/			
INDIVIDUALS RISK ASSESSMENT (ONE	,	//	/ 1	Jnknown	
Is the buyer an individual resident in the UK?	YES		NØ		U/K	
Has the buyer viewed the property?	YES		MO		U/K	Daniel Control
Is the buyer a politically exposed person?	NO		YES	possessi	U/K	
Is this a complex or unusually large transaction?	NO	0/	YES	annian y	U/K	
In general, does this situation appear to be low risk?	YES	D	NO	Daniel Control	U/K	Total Services
Where all answers a GREEN the client is LOW RISK and CDD o	can be c	arried o	ut acc	ordingly	1.1	/
Where any answer is BLUE move to the next individu	ials Risk	Assess	ment	1	In	
INDIVIDUALS RISK ASSESSMENT	TWO	/	/		Jnknown	
Is the property valued at over £1 million?	NO	Ø)	YES		U/K	
Is the buyer a politically exposed person?	NO	0	YES		U/K	
Is the buyer resident outside the EU?	NO	Ø/	YES		U/K	
In General, does this situation appear low risk?	YES	Ø	NO	The second second	U/K	GOODOO GOO
Where all answers a GREEN the client is LOW RISK and CDD	can be	carried	out acc	cording	ly.	/
Where any answer is BLUE move to the next individuals Risk Assessment						
Where any answer is BLUE move to the next individ	uals Ris	k Asses	sment		MA	
Where any answer is BLUE move to the next individ BUSINESS RISK ASSESSMENT ON		k Asses	sment		Uh	
BUSINESS RISK ASSESSMENT ON	E	k Asses			Unknow	vn
BUSINESS RISK ASSESSMENT ON Is the buyer A Publicly owned body or Public Authority?	E YES	k Asses	NO	Land Section 1	U/K	vn
BUSINESS RISK ASSESSMENT ON Is the buyer A Publicly owned body or Public Authority? Is the buyer Regulated under Money Laundering Regulations?	YES YES	k Asses	NO NO		U/K U/K	vn
BUSINESS RISK ASSESSMENT ON Is the buyer A Publicly owned body or Public Authority?	E YES	k Asses	NO		U/K	vn O
BUSINESS RISK ASSESSMENT ON Is the buyer A Publicly owned body or Public Authority? Is the buyer Regulated under Money Laundering Regulations?	YES YES	k Asses	NO NO		U/K U/K	vn O
Is the buyer A Publicly owned body or Public Authority? Is the buyer Regulated under Money Laundering Regulations? Is the buyer listed on the London Stock Exchange?	YES YES YES	Asses	NO NO NO		U/K U/K U/K	
Is the buyer A Publicly owned body or Public Authority? Is the buyer Regulated under Money Laundering Regulations? Is the buyer listed on the London Stock Exchange? Is the buyer a European Community Institution?	YES YES YES YES	Asses	NO NO NO		U/K U/K U/K U/K	
Is the buyer A Publicly owned body or Public Authority? Is the buyer Regulated under Money Laundering Regulations? Is the buyer listed on the London Stock Exchange? Is the buyer a European Community Institution? Is the buyer a pensions scheme?	YES YES YES YES YES YES		NO NO NO NO NO	O O O O O O O O O O O O O O O O O O O	U/K U/K U/K U/K U/K U/K	
Is the buyer A Publicly owned body or Public Authority? Is the buyer Regulated under Money Laundering Regulations? Is the buyer listed on the London Stock Exchange? Is the buyer a European Community Institution? Is the buyer a pensions scheme? In general, does this situation appear low risk?	YES YES YES YES YES YES Ocan be	Carried	NO NO NO NO NO		U/K U/K U/K U/K U/K U/K	
Is the buyer A Publicly owned body or Public Authority? Is the buyer Regulated under Money Laundering Regulations? Is the buyer listed on the London Stock Exchange? Is the buyer a European Community Institution? Is the buyer a pensions scheme? In general, does this situation appear low risk? Where all answers a GREEN the client is LOW RISK and CDE	YES YES YES YES YES O can be duals Ris	Carried	NO NO NO NO NO		U/K U/K U/K U/K U/K U/K	
Is the buyer A Publicly owned body or Public Authority? Is the buyer Regulated under Money Laundering Regulations? Is the buyer listed on the London Stock Exchange? Is the buyer a European Community Institution? Is the buyer a pensions scheme? In general, does this situation appear low risk? Where all answers a GREEN the client is LOW RISK and CDE Where any answer is BLUE move to the next individed	YES YES YES YES YES O can be duals Ris	Carried	NO NO NO NO NO		U/K U/K U/K U/K U/K U/K	
Is the buyer A Publicly owned body or Public Authority? Is the buyer Regulated under Money Laundering Regulations? Is the buyer listed on the London Stock Exchange? Is the buyer a European Community Institution? Is the buyer a pensions scheme? In general, does this situation appear low risk? Where all answers a GREEN the client is LOW RISK and CDE Where any answer is BLUE move to the next individed BUSINESS RISK ASSESSMENT TWO	YES YES YES YES YES YES O can be duals Ris	Carried	NO NO NO NO NO dout ac		U/K U/K U/K U/K U/K U/K U/K U/K	
Is the buyer A Publicly owned body or Public Authority? Is the buyer Regulated under Money Laundering Regulations? Is the buyer listed on the London Stock Exchange? Is the buyer a European Community Institution? Is the buyer a pensions scheme? In general, does this situation appear low risk? Where all answers a GREEN the client is LOW RISK and CDE Where any answer is BLUE move to the next individed BUSINESS RISK ASSESSMENT TWO	YES YES YES YES YES YES O can be duals Ris	Carried	NO N		U/K U/K U/K U/K U/K U/K U/K U/K U/K	
Is the buyer A Publicly owned body or Public Authority? Is the buyer Regulated under Money Laundering Regulations? Is the buyer listed on the London Stock Exchange? Is the buyer a European Community Institution? Is the buyer a pensions scheme? In general, does this situation appear low risk? Where all answers a GREEN the client is LOW RISK and CDE Where any answer is BLUE move to the next individe BUSINESS RISK ASSESSMENT TWO. Is the business based in the UK? Does the business solely operate within the UK?	YES YES YES YES YES O can be duals Ris	Carried Sk Asse	NO N		U/K	

Where all answers a GREEN the client is LOW RISK and CDD can be carried out accordingly.

Where any answer is BLUE move to the next individuals Risk Assessment

Expression of interest

Address of property	47 ST LLU	KES COURT, 1	ATTIGO A	L10 0FD		
Buyer(s) Name(s)	1: GJERG NAKS		2: ERINDA	NAKSI		
Contact Details	Tel: 07310089060.		Tel: 07898 337 225			
Contact Details	635€63 Email:ඉ	indaksi maul com	eninda naksi Emall: e gmail com			
Correspondence Address	1 LISTER	GALDENS	N18 1JA	,		
Offer Amount	225,000					
Will you be buying with cash or a mortgage?	MONTGAGE AND CASH.					
Cash / Mortgage Amount	f70K	CASH AND	155,000	MartoAc-		
Deposit Amount?	170	Y				
Your Position:	FTB	UNDER OFF	ER N	OTHING TO SELL		
#/ We confirm that the above information is correct. I / We grant consent to convey the above information to the Vendor of the property for them to consider my / our offer:						
Signed Affeld						
Dated 27/11/	2.5					

THIRD PARTY COSENT FORM					
If you would like us to forward your information to selected third parties, please tick the					
appropriate boxes.					
Pass my details onto your approved list of companies who provide Conveyancing Services					
Pass my details onto Relocation Agent Network agents to sell my existing home					
Pass my details onto your approved list of companies who provide Financial Services					
Please pass my details onto your approved list of companies who provide Removal Services					
Please pass my details onto your approved list of companies who provide Survey Services					
ONGOING SALE CONSENT					
Should your offer be accepted we will need to inform the vendor's solicitor of your name, add	ress				
and telephone number so they are able to start the conveyancing process.					
Please confirm that you are happy for us to pass this information on					
All our partners have confirmed they comply with the General Data Protection Regulation when					
holding and handling your data. If you tick one of the third-party boxes above a member of our team					
will inform you of the name of the company that will be contacting you prior to your details being					
passed over.					
Signed: July Name: GJERGJI UAKSI Date: 27/11/25					

Referrals

We recommend that our potential buyers use the services of several companies including removal companies, financial advisers, conveyancing companies, solicitors and surveyors. Should you decide to use the services of any one or more of these companies, you should know that we may receive a referral fee of between £0.00 and £200.00 from them for recommending yourself to them. (If you would like to know the exact amount that we may receive please ask a member of staff to furnish you with a Referral Disclosure Form). Although we may receive remuneration for these services, which we shall retain, this will have no bearing on the advice we give to our client regarding you as a prospective buyer.

Your information will not be passed to any third parties without firstly obtaining your consent.

Please note that should your offer be accepted, we will need to speak with your representatives that you have provided us with to ensure that your purchase proceeds smoothly and to keep the seller informed. Should we find it difficult to contact them then we will revert to you to provide updates.

MORTGAGE CERTIFICATE Countrywide



Mortgage Services

Mr Gjergji Naksi & Mrs Erinda Naksi 1 Lister Gardens N18 1JA

Current Date: 27-Nov-2025

We are delighted to present you with your mortgage certificate.

We wish you all the best in your search for your new home, and would be delighted to help you with your mortgage and protection arrangements when you have found a property to purchase. At this stage, please call us so we can ensure you are getting the best deal that meets your circumstances together with an excellent service; we may be able to save you money and stress at what can be a challenging time.

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M	Gjergji Naksi & N	/Irs Erinda	Naksi
	0	f	
	1 Lister Garde	ens N18 1	JA
at the lo	an to value am	ount of _	%
The loa	in amount of £	155,000	could be
available	subject to a sa	atisfactor	y credit score
Ce	ertificate no	M261525	5

Ahsanul Siddique	0203 260 1166
- Tanodrian Ordanquo	is available at

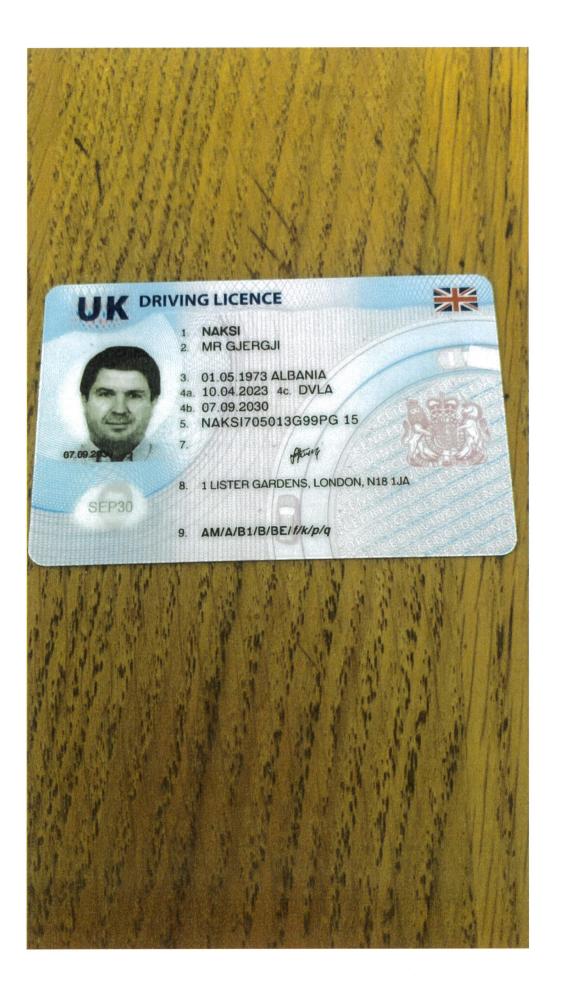
- The amount certified is based on the information given to Countrywide Mortgage Services and is subject to status, satisfactory proof of income, property valuation and Lender Criteria, as such should only be viewed as a guide to how much you could potentially borrow.
- Both Lender Criteria and the amount that they are willing to lend are subject to change and this Certificate should not be viewed as a quarantee of a mortgage, the mortgage products that are available can only be properly assessed at the time of a full mortgage application being made.
- If your circumstances change, you should contact us immediately as this may affect the certified amount.

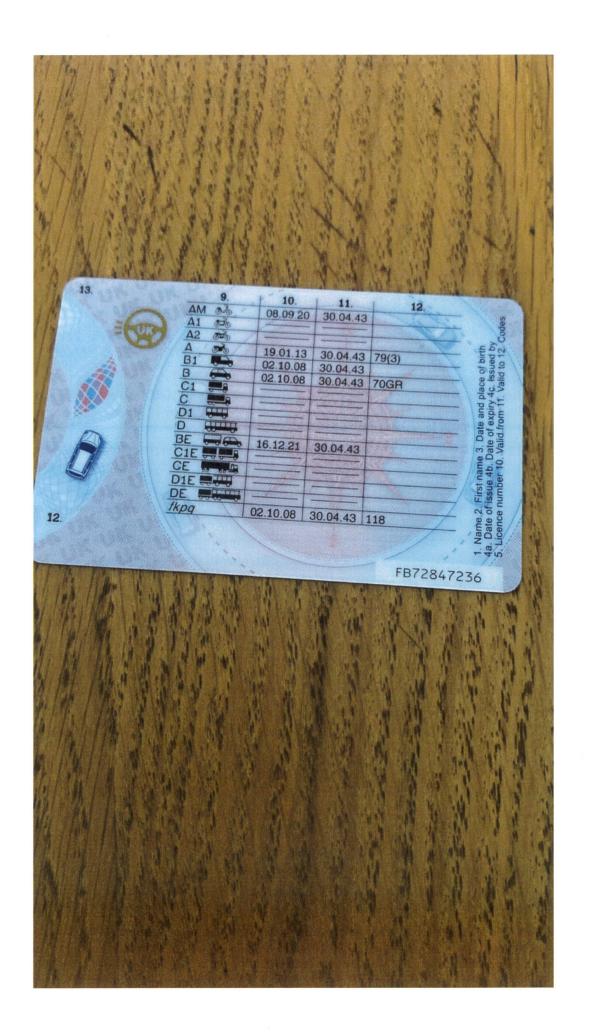
THIS CERTIFICATE IS NOT A FORMAL OFFER OF MORTGAGE

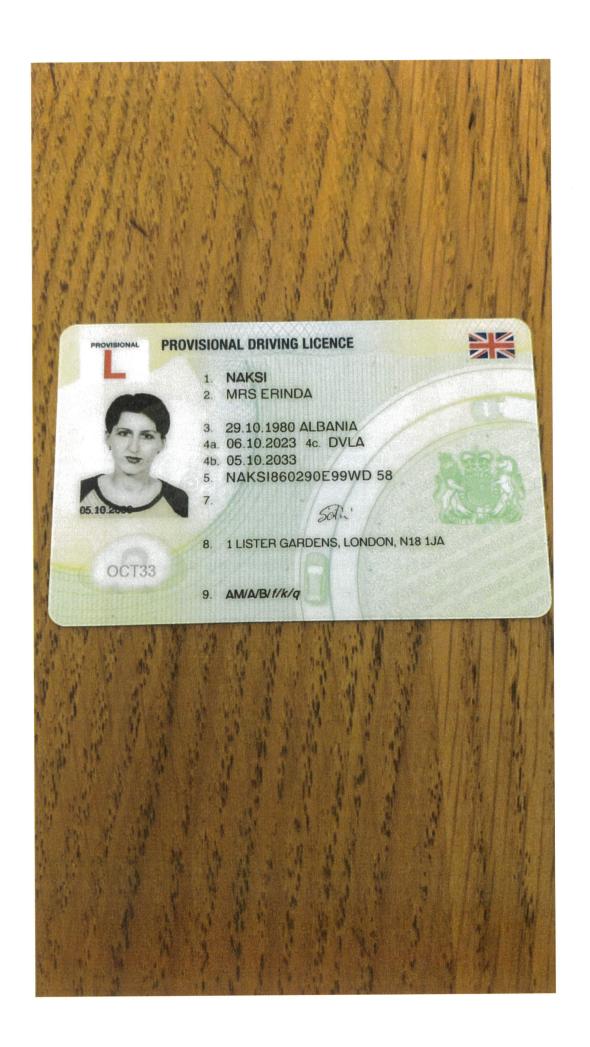
YOUR HOME OR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

A BROKER FEE MAY BE PAYABLE UPON MORTGAGE APPLICATION AS WELL AS AN ADMINSTRATION FEE. THE TOTAL FEE PAYABLE WILL DEPEND ON YOUR CIRCUMSTANCES. YOUR MORTGAGE CONSULTANT WILL EXPLAIN ANY FEES APPLICABLE IN YOUR INITIAL APPOINTMENT. Mortgages are subject to status, valuation and lender criteria and are not available to persons under the age of 18.











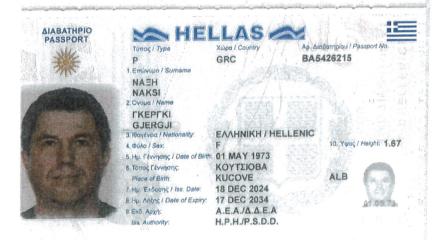




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(1) YHOFPADH KATOXOY-SIGNATURE OF BEARER-SIGNATURE DU TITULAIRE



><GRCNAKSI<<GJERGJI<<<<<<<<<







Personal Current Account Statement

Your deposit is classed as an eligible deposit for the purposes of the Financial Services Compensation Scheme (FSCS)



One Southampton Row London WC1B 5HA T: 0345 08 08 500 metrobankonline.co.uk

MR G NAKSI FLAT B. 1 LISTER GARDENS EDMONTON LONDON N18 1JA

ACCOUNT SUMMAI	RY	
BIC: MY	MBGB2L	
IBAN:		9
Account No:		
Sort Code:		
Statement No: 62		
Current Statement Peri	iod: 01 OCT 2025	- 31 OCT 2025
Opening Balance:		£87,413.58
Total Money In:		£0.00
Total Money Out:		£0.00
Closing Balance:		£87,413.58

OVERDRAFT INTEREST &	CHARGES	*
Arranged Overdraft Limit:		00.02
Overdraft Rate of Interest**:	29.63% (er annum)
Arranged Overdraft Interest:		20.00
Unarranged Overdraft Interest:		£0.00
Unarranged Overdraft Charges		£0.00
Total Interest & Charges:		£0.00
Unarranged Overdraft Interest \	Waived:	(0.00)
Total Interest & Charges Paya	able***:	£0.00

ACCOUNT NAME: MR G NAKSI

Your transactions

DATE

TRANSACTION

MONEY OUT

MONEY IN

BALANCE

87,413.58

Closing Balance

Balance brought forward

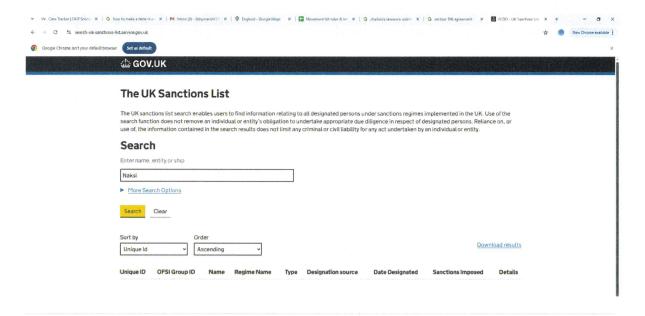
87,413.58

^{*}Does not include charges for additional account services, please see the "Important Information Summary" for a full list.

[&]quot;The rate of interest that applies to arranged and unarranged overdraft balances. The Overdraft Rate of Interest may vary from time to time giving

you not less than two months written notice. Please refer to "Our Service Relationship with Personal Customers" for more information.
***Interest and charges will normally be deducted from your account on the 28th day of the following month. If the 28th is not a banking weekday, the deduction will occur on the next banking weekday. A 'Banking Weekday' is Monday to Friday, excluding bank or public holidays. The monthly cap on unarranged overdraft charges for your current account is £60. Further details can be found overleaf.









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