



Lease Extension Process

1 Ensure you have sufficient funds and check your eligibility:

a and **b**
Must have at least 21 years left on lease; Must have owned your property for 2 years.

2 Find out who owns the freehold.

3 If no freeholder can be found, then apply for a Vesting Order.

4 Pay for a Lease Extension Valuation

5 Instruct a solicitor to serve a Section 42 Tenant's Notice. **NB From this point you are liable to pay the freeholder's 'reasonable costs'.**

6 If freeholder doesn't respond to the notice within 6 months, you then have 6 months to apply for a Vesting Order.

7 Freeholder responds with a Counter-Notice – this will be between 2 and 6 months after your notice. They either:

AGREE or **DISAGREE**

New lease with additional 90 years added onto current lease term with no further ground rent – subject to agreeing new lease conditions.

8 If the freeholder chooses to disagree or you cannot agree conditions, between 2 and 6 months after, you or they can make an appeal to the Leasehold Valuation Tribunal. **NB From this point, the freeholder must pay for their own costs.**

9 Tribunal makes decision which becomes final 28 days after it is sent out. Within 21 days after that, the freeholder must produce a draft lease.

10 Within 2 months of decision becoming final, both you and the freeholder are obliged to enter into the new lease.

11 If the freeholder hasn't entered into the new lease after 2 months, you have 2 months to apply to court to force the freeholder into meeting their obligations.

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For more information about Vesting Orders, Valuations, Tenant's Notices or if you have any other queries, please visit our website

www.samconveyancing.co.uk