

Re: 6 Landcross Fallowfield M14 6NA

Dear Manchester Council

Please find enclosed application along with supporting evidence.

I am in the final stage of a sale on this property and require the certificate of lawful existence for completion.

The house has been continually let to 5 students since 2009. The same property manager (James Clarke) has managed it from 2009 to now. Unfortunately, in Dec 2015 the company changed hands and he is unable to access the early tenancy agreements to cover the 10-year period required by the buyer. I attach an email from him to confirm the same.

Following phone advice from the council, I submitted a request to confirm the information via council records. After extensive attempts, it was discovered the earliest years are incomplete by way of council data (even though it was confirmed some records are available in the document file to indicate otherwise) I attach the conclusion emails to those attempts.

I have been able to locate some of the rent statements from 2013-2015 prior to the tenancy agreements being available. Unfortunately they were not sent regularly so we have attached what is available for this period.

I therefore submit this application and evidence for your consideration. I would be grateful if you could process it at your earliest convenience in order to complete the sale on the property.

Should you require any further information, please contact me by email.

Yours Sincerely

Padraic Malee