

Example Landlord's Section 45 Counter-Notice

Call SAM for help on 0333 344 3234 (local call charges apply)



Full name and address of the applicant leaseholder	
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Full name and address of the landlord	
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Declaration	<p>The landlord admits that the applicant had on the relevant date the right to acquire a new lease of the flat and:</p> <p>(a) the landlord accepts the following proposals in the applicant's notice:</p> <p>Payment by the Applicant of a premium of £21,376.50 in respect of the grant of a new lease of Flat 4 Example Place, London Road, Example Ville, Surrey, XX1 4XX for a term of 90 years plus the unexpired term of the Lease dated 17th April 1973 at a ground rent of a peppercorn and otherwise on the same terms as the existing lease save for amendments to rectify defective clauses in the existing lease and modernisation of such terms as are necessary to accord with the modern legislation and other matters prescribed by Section 57 of the Act.</p> <p>(b) the landlord does not accept the following proposals in the applicant's notice:</p> <p>(c) the landlord's counter-proposal to each proposal which is not accepted is</p> <p>The landlord does not admit that the applicant had on the relevant date the right to acquire a new lease of the flat for the following reasons:</p> <p>[The landlord intends to make an application for an order under section 47(1) of the Act on the grounds that he or she intends to redevelop premises in which the flat is contained]</p> <p>The address in England and Wales at which the landlord may be given notices under Part I Chapter II of the Act is:</p> <p>28 Landlord Road, Example Ville, Surrey, XX1 5XX</p>
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Date of notice	
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Signed	
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Name and address of landlord agent	
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