

THE LEASE TRANSLATOR LTD

Disclaimer

Important information about the limits of our residential leasehold information service.

Last updated: May 2026

1. Purpose of this Disclaimer

This Disclaimer explains the limits of the services provided by The Lease Translator Ltd.

The Lease Translator Ltd provides residential leasehold information services. Our reports are designed to help readers understand the wording contained in the lease documents and supporting materials supplied to us.

Use of this website or submission of documents indicates that this Disclaimer has been read and understood.

2. Information-Only Service

Our work is information-only. It explains lease wording, organises related provisions and identifies where responsibilities, costs, restrictions, approvals or document dependencies appear in the documents supplied.

Reports are prepared as reference tools. They are not instructions on what action to take and do not determine legal position, liability, enforceability, recoverability, property condition, valuation or decision-making outcomes.

Where wording is unclear, missing, contradictory or dependent on another document, this may be identified neutrally.

3. What We Do Not Provide

The Lease Translator Ltd does not provide:

- legal advice or legal opinions;
- financial advice, affordability advice or investment advice;
- surveying advice or physical building assessments;
- valuation advice;
- tax advice;
- statutory compliance certification;
- dispute strategy, representation or negotiation support;
- tribunal or court support;
- advice on whether to buy, sell, proceed or withdraw;
- advice on whether to pay, withhold payment, challenge a charge or take legal action;
- confirmation that a charge is legally recoverable or unrecoverable;
- assumptions about documents that have not been supplied.

Where legal, financial, surveying or specialist review may be needed, this is identified without advising on what action to take.

4. Document Reliance and Missing Information

Reports are based only on the documents supplied to us. The Lease Translator Ltd does not independently verify whether a document is complete, current, validly executed, accurate or the latest version.

Some residential leases refer to other documents which may affect how the wording is understood. These may include plans, superior leases, headleases, transfers, estate regulations, management agreements, insurance

documents, service charge documents or title documents.

Where relevant documents are missing or referred to but not supplied, the report may identify this as a document dependency. The report will not assume the content of a missing document.

Missing pages, unclear scans, omitted plans or incomplete document packs may limit the completeness of the review.

5. Professional and Specialist Review

Some wording may require review by a solicitor, conveyancer, surveyor, accountant, fire safety professional, building safety professional, tax adviser or other specialist.

A report from The Lease Translator Ltd may identify wording or document dependencies that appear relevant to a specialist review, but it does not replace that review.

Clients remain responsible for obtaining regulated professional advice where required.

6. Website Content

Website content is provided for general information only.

No reliance should be placed on general website content for a specific leasehold, legal, financial, surveying, property, transaction or dispute matter.

Website content may be updated, amended or removed without prior notice.

7. Use of Reports

Reports are prepared for the agreed client, property, transaction and scope.

Use beyond the agreed scope, intended use or permitted licence is outside the intended use of the service.

Any onward sharing, reproduction, commercial use, multi-property use or incorporation into another service is subject to the Terms of Service and any applicable licence agreement.

8. No Outcome Guarantee

The Lease Translator Ltd does not guarantee any transaction outcome, professional decision, management outcome, financial outcome, legal outcome or dispute outcome.

Reports support understanding only and do not determine what any person or organisation should do.

9. Relationship With Other Documents

This Disclaimer should be read alongside the Terms of Service, Privacy Policy, Service Standards and any agreed scope confirmation.

If there is any inconsistency between general website content and the agreed scope of an engagement, the agreed scope will apply to that engagement.

10. Updates

This Disclaimer may be updated periodically.

The version in effect at the time of submission or engagement will apply to the relevant service unless otherwise agreed.

Last updated: May 2026.

