



Dear Sirs

The applicants have requested you act for them in connection with the mortgage of this property and we shall be obliged if you would also act on our behalf.

The following forms, specifically tailored to our requirements, **must be used** and are available on the LMS STARS system:

- CH1 – Standard Mortgage Deed - Form of charge filed at Land Registry under reference MD121D
- Certificate of Title
- Schedule of Property Documents

Physical copies of the documents are not required but once completion has taken place the executed CH1, Title Information Document(s) and Schedule of Property Documents **must be** uploaded onto the LMS STARS system following completion, together with any Indemnity Policy (affecting Title) if there is one.

Our Mortgage Conditions and Explanation Booklet is also available on STARS for your use during the conveyancing process.

The Society has adopted the BSA Lenders Handbook Part 1, our specific requirements are detailed in Part 2. These documents are available on the BSA website to view.

It is essential that the Certificate of Title is received by the Society at least 7 days before the anticipated completion date, increasing to 10 days if a re-inspection of the property is required.

For and on behalf of Marsden,

D. Barclay
Senior Lending Manager

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