

Confirmation of Gifted Equity

Mortgage Applicant Details

Name(s)	
Mortgage Property Address	

Registered Proprietor Details

Full Name(s)	
Date(s) of Birth	
Residential Address (if different from security property)	
Telephone Number	
Relationship to Applicant(s)	
Estimated market value of the Mortgage Property	£
Purchase Price to be paid by the applicant(s)	£
Discount to estimated market value	£

Declarations

- I/We confirm that I/we have agreed to transfer the mortgaged property to the above named applicant(s) at the above purchase price and that I/we are aware that this represents a discount to the market value (an estimate of the market value is set out above but this estimate is for information purposes and the confirmations given by me/us in this declaration shall not be affected in any way by the accuracy of otherwise of this estimated market value). I/We confirm that the discount is an unconditional and non-refundable gift and I/we will have no rights or interest in the mortgaged property whatsoever after completion of the transfer of the mortgaged property to the applicant(s). I/We confirm that my/our respective assets are at the date of this Confirmation, and will continue to be after completion of the transfer of the mortgaged property to the applicant(s), greater than my/our respective liabilities.
- I/We confirm that I/we do not intend to reside in the mortgaged property after completion of the transfer to the applicant(s) and I/we will not do so at any time after completion of the above transfer. I/We have obtained independent legal advice on this Confirmation and the proposed transfer.

Use of my information

I/We understand that any of my/our personal documentation provided may be held with all other information relating to this mortgage application. If the mortgage applicant(s) request a copy of their mortgage application file now or at any time in the future, the personal information I/we have provided may be included in the information that you may provide them.

Registered Proprietor Signature(s)	
Date	

CERTIFICATE BY SOLICITOR / LICENSED CONVEYANCER

By signing this certificate, I, the undersigned, certify to The Mortgage Lender Limited (and its assignees and transferees) that:

1. I am either (a) a qualified solicitor in England and Wales and I hold a current practising certificate issued by the Solicitors Regulation Authority, (b) a qualified licensed conveyancer in England and Wales and I hold a current conveyancing licence issued by the Council for Licensed Conveyancers in England and Wales, or (c) a qualified solicitor in Scotland and I hold a current practising certificate issued by the Law Society of Scotland.
2. I have in person and in the absence of the applicant(s) explained this document, the obligations in it and the proposed transfer of the mortgage property and the consequences of these to the above Registered Proprietor(s), before signature; and that the signatory(ies) has/have entered into this document and the transfer of the mortgage property freely without undue influence, duress or any misrepresentation. I certify that I have checked the identity of the signatory(ies). I acknowledge that The Mortgage Lender Limited (and its assignees and transferees) will be relying on this certification in making available or extending funding to the applicant(s)

.....
(Signature of Solicitor)

.....
(Name of Solicitor and Firm)

.....
(Date)