Bluestone.
mortgages

CERTIFICATE OF TITLE **(SCOTLAND)**

To:	Bluestone Mortgages Limited incorporated in England and Wales with company number 02305213 and having its registered office at 3rd Floor, 22 Chancery Lane, London, WC2A 1LS and any relevant transferee (as defined in the Conditions). **EMAIL - settlements@bluestonemortgages.co.uk**

Borrower, property and mortgage details:	
Borrower(s) name and address:	
Mortgage account number:	
Conditions:	means the Bluestone Mortgages General Terms and Conditions (Scotland) 2020 (2nd Edition) made by the Lender dated 11/03/2020 and registered in the Books of Council and Session on 13/03/2020
Property:	means the property held under long lease / heritable property* known as: Postcode:
Title number:	
Purchase price as stated in transfer (or redemption amount in the case of a re-mortgage):	£
Amount of the mortgage loan:	£
Date of conclusion of missives:	
Proposed settlement date:	

Solicitor's details:	
Solicitor firm name and address:	
Solicitor's bank name and address:	
Solicitor's sort code:	
Solicitor's account number:	
Instructions to Solicitors:	means the Bluestone Mortgages General Instructions to Solicitors (Scotland) 2020 (version 2.0).
Solicitor's reference:	

Buildings insurance details:	
Insurer name and address:	
Policy number:	
Sum insured:	
Date insurance cover begins:	
Clause/Paragraph of the insurance policy where the interest of Bluestone Mortgages Limited has been noted:	

WE, THE SOLICITOR NAMED ABOVE:

1 confirm that the above information is true and accurate;

2 confirm that we have been provided with a copy of, and have complied with, the instructions and guidance contained in the UK Finance Mortgage Lenders' Handbook for Scotland (Part 1 and Part 2 for Bluestone Mortgages Limited) and the Instructions to Solicitors;

3 confirm that the certified copy of the building insurance policy relating to the property complies with the requirements contained in the UK Finance Mortgage Lenders' Handbook for Scotland (Part 1 and Part 2 for Bluestone Mortgages Limited), the Instructions to Solicitors and the Conditions;

4 confirm that all general conditions and special conditions applicable to the offer (as defined in the Conditions) have been or will be complied with on or before settlement; and

5 confirm that we have investigated the title to the property in accordance with the instructions and guidance contained in the UK Finance Mortgage Lenders' Handbook for Scotland (Part 1 and Part 2 for Bluestone Mortgages Limited) and the Instructions to Solicitors and certify that the borrower(s) shall have a good and marketable title to the property at settlement which may safely be accepted by Bluestone for mortgage purposes.

Signed (on behalf of the solicitor)	
Full name of authorised signatory	
Qualification of authorised signatory	
Date of signature	

Note:

Please note that Bluestone must receive the fully completed certificate of title at least five business days (or ten business days if a re-inspection is required) before the proposed settlement date and Bluestone will endeavour to meet the settlement date provided that the required period of notice is given. Bluestone will not be responsible for any costs or other liability incurred as a result of delayed settlement. Bluestone reserves the right to charge a reasonable administration fee to cover the cost incurred if it does not receive the certificate of title within the required time.