

Certificate of Title (ENGLAND & WALES) – Buy to Let Only

To: The Mortgage Lender Limited and its successors and assigns including any legal and/or equitable assignee of the Mortgage Deed whether by way of security only and those deriving title under it or them	Account Number: 																																								
Borrower(s): 																																									
Security Address: 																																									
Title Number: 	Net Mortgage Advance: 																																								
Type of Tenure: 	Unexpired Leasehold Term Remaining (if applicable): 																																								
Price stated in transfer: 	Completion Date: 																																								
Conveyancer's Name & Address: 																																									
Conveyancer's Bank Details: <table border="1" style="width:100%; border-collapse: collapse; margin-top: 5px;"> <tr> <td style="width:10%; padding: 2px;">Sort Code:</td> <td style="width:15%;"></td> <td style="width:15%;"></td> <td style="width:15%;"></td> <td style="width:15%;"></td> <td style="width:15%;"></td> <td style="width:15%;"></td> <td style="width:15%;"></td> </tr> <tr> <td style="padding: 2px;">A/c No:</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="padding: 2px;">IBAN:</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="padding: 2px;">BIC/SWIFT:</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="padding: 2px;">A/c Name:</td> <td colspan="7"></td> </tr> </table>		Sort Code:								A/c No:								IBAN:								BIC/SWIFT:								A/c Name:							
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A/c Name:																																									
Conveyancer's Reference: 	Date of Instructions: 																																								
Please delete/complete as appropriate: {We confirm the property has vacant possession} OR {We confirm the Property does not have vacant possession and the property is occupied by: 																																									
Pursuant to a Tenancy type acceptable to The Mortgage Lender Limited																																									

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We, the conveyancers named above, give the Law Society and UK Finance Mortgage Lenders' Handbook Approved Certificate of Title as if the same were set out in full, subject to the limitations contained in it and also limited to the extent that where any provision in any separate written agreement between (1) The Mortgage Lender Limited and (2) We, the conveyancers, conflicts or appears to conflict with any provision in the Approved Certificate of Title then said provision in the agreement shall prevail.

We further confirm that (without in any way limiting our other obligations);

- The information provided above is accurate and correct
- We have complied with, or will by the Completion Date, the relevant provisions of the UK Finance Lenders' Handbook current at the date of this certificate and any other instructions you may have issued to us.
- We have examined the title to the Security Address offered to you as security for a loan and certify, save in respect of any matter previously reported to and agreed by you in writing, the Borrower has acquired or will acquire upon the Completion Date a valid and marketable title to the Security Address which may be accepted by you for mortgage purposes. All of the conditions in the Mortgage Offer of a legal nature which need to be satisfied by settlement have been or will be complied with by the Completion Date.
- At settlement you will have a first priority charge by way of a legal mortgage over the Security Address and no subsequent charges are to our knowledge to be created over the Security Address unless agreed in writing by you.
- Where the mortgage advance is granted to a limited company or to a limited liability partnership we will ensure that immediately following the date of completion of the Deed (and within 21 days of completion of the Deed) a correctly prepared Form MR01 or LL MR01 (as applicable) along with all requisite supporting documentation is delivered to Companies House and any required registration fee is paid. This is without prejudice to our obligation also to effect registration at the Land Registry in accordance with our instructions.

SIGNED on behalf of THE CONVEYANCERS: _____

NAME of Authorised Signatory: _____

QUALIFICATION of Authorised Signatory: _____

DATE of Signature: _____

Please note that we must receive the completed certificate of title at least five business days (or ten business days if re-inspection is required) before the anticipated completion date but we will endeavor to meet the completion date provided that the required period of notice is given. We will not be responsible for any costs or other liability incurred as a result.