

Certificate of Title (Scotland) – Buy To Let Only

To: The Mortgage Lender Limited and its successors and assignees including any person beneficially entitled to whether by assignation or otherwise the Standard Security by the Borrower in your favour	Account Number:																																																																										
Borrower(s) (including where applicable Limited Company or Limited Liability Partnership):																																																																											
Security Address:																																																																											
Title Number:	Net Mortgage Advance:																																																																										
Price stated in Disposition:	Anticipated Settlement Date:																																																																										
Conveyancer's Name & Address:																																																																											
Conveyancer's Bank Details:																																																																											
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">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> </tr> <tr> <td>A/c No:</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>IBAN:</td> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>BIC/SWIFT:</td> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>A/c Name:</td> <td colspan="19"></td> </tr> </table>	Sort Code:							A/c No:							IBAN:																				BIC/SWIFT:																				A/c Name:																				
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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}: <div style="border: 1px solid black; height: 30px; width: 100%;"></div>																																																																											
Pursuant to a Tenancy type acceptable to The Mortgage Lender Limited																																																																											

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 comply with, 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 on 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 standard security, the standard security is delivered to Registers of Scotland for registration together with a correctly prepared Land Registration Application Form and immediately (and in any event within 21 days) following our receipt of an acknowledgment of such application a correctly prepared Form MR01 or LL MR01 along with all requisite supporting documentation (as applicable) is delivered to Companies House and any required registration fee is paid in relation to the same.
- We acknowledge that The Mortgage Lender Limited may at some time transfer or assign its interest in the Standard Security to a third party and confirm that the successors to The Mortgage Lender Limited in title to the Standard Security (whether formally assigned or by any other beneficial entitlement) or persons deriving title under or through the Standard Security may also rely upon the accuracy of this certificate of title.

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.