

## Notice of Assignment and Charge of Leasehold Property

To	[landlord's name and address]
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All words and phrases shown in bold type in this notice shall have the meaning given to them below or if they are not defined shall have the meaning given to them in the **conditions** (as defined below).

<b>Conditions</b>	means the Bluestone Mortgages General Mortgage Conditions 2023 (England & Wales) and any lawful variation of them.
<b>Current lessee or borrower</b>	means: [●]
<b>Lease</b>	means the lease of the <b>property</b> between the <b>landlord</b> and the <b>original lessee</b> dated [●]
<b>Mortgage deed</b>	means the agreement dated [●] pursuant to which the <b>borrower</b> [/name of the guarantor] has given <b>us</b> security, by means of a legal mortgage over their interest in the <b>lease</b> as continuing security for the payment and discharge of the amounts they owe us under agreement.
<b>Original lessee</b>	means: [●]
<b>Property</b>	means [address] [postcode], including existing and future fixtures, fittings, alterations and additions. Land Registry Title Number(s): [●]
<b>Solicitor</b>	means the solicitor of the <b>lender</b> [name and address]
<b>We, use, our or lender</b>	means <b>Bluestone Mortgages Limited</b> , a company 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 person to whom the <b>lender</b> transfers its rights in accordance with the <b>conditions</b>
<b>You or your or landlord</b>	means: [●]

This document is a notice from **us** to **you** and it is given to **you** on our behalf by our **solicitor**.

**We** give **notice** to you, as the person currently entitled to all or part of the right, title and interest of the **landlord** under the **lease**, that on [●] the **lease** was assigned by the **original**

**lessee** to the **current lessee** and that on or about the same date the **current lessee**, in their capacity as **borrower**, has charged their interest in the **lease** to the **lender** pursuant to the **mortgage deed**, it being a charge by way of legal mortgage over their interest in the **lease** as continuing security to the **lender** for the payment and discharge of the mortgage debt.

**We** would be grateful if you would acknowledge receipt of this notice by signing, dating and returning the enclosed duplicate of this notice to our **solicitor** at the address indicated above.

Signature of solicitor	
Full name (in capitals)	
Name of solicitor's firm	
Date	

### **Landlord Acknowledgment**

The landlord(s) acknowledges) receipt of the original of this notice and undertakes to:

- 1 notify the **lender** at the **lender's** contact address indicated above, of any proceedings commenced by the **landlord** in respect of the **property** or of the intention of the **landlord** to exercise its rights of peaceable re-entry; and
- 2 endorse on the **landlord's** insurance policy or block insurance policy (as applicable) the interests of the **borrower** and **lender** and to promptly forward a certified copy of the policy and endorsement to the **solicitor** named above.

Signature	
Full name (in capitals)	
Date	

Get in touch if you need this document in Braille, large print or audio tape.

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BM7 effective as of 04/2024