

Certificate of Title (England and Wales)

To:	<p>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 person to whom you transfer your rights in accordance with the Conditions.</p> <p>EMAIL - settlements@bluestonemortgages.co.uk</p>
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Borrower, property, and mortgage details:	
Borrower(s) name and address	
Mortgage account number	
Conditions	Means Bluestone Mortgages General Mortgage Conditions 2023 (England & Wales) and any lawful variation thereto.
Property & Tenure	
Title number	
Purchase price as stated in transfer (or redemption amount in the case if a re-mortgage)	£
Amount of the mortgage loan (inc fees)	£
Date of exchange of contracts	
Proposed completion date	

Solicitor's details:	
Solicitor firm name and address	
Solicitor bank name and address	
Solicitor's sort code	<input type="text"/>
Solicitor's account number	<input type="text"/>
Instructions to Solicitors	Means the Bluestone General Instructions to Solicitors - England and Wales 2020 (version 3)
Solicitor's reference number	

We, the Solicitor names 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 Lender's Handbook (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 requirements contained in the UK Finance Mortgage Lender's Handbook (Part 1 and Part 2 for Bluestone Mortgages Limited), the Instructions to Solicitors and the Conditions; and
4. Give the certificate of title published by the Law Society as if the same were set out in full, subject to the limitations contained in it.

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

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 completion date and Bluestone will endeavor to meet the completion 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 completion. We reserve the right to charge a reasonable administration fee to cover the cost incurred if we do not receive the certificate of title within the required time.

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

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Bluestone Mortgages is authorised and regulated by the Financial Conduct Authority. Registered in England and Wales No. 02305213. Registered office address: 3rd Floor, 22 Chancery Lane, London WC2A 1LS.

BM2 effective as of 04/2024