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 Floor 10, 40 Leadenhall Street, London, EC3A 3BJ and any person to whom you transfer your rights in accordance with 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 Mortgage Conditions 2025 (Scotland) made by the Lender dated 18 March 2025 and registered in the Books of Council and Session on 9 April 2025.
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 if 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 bank name and address	
Solicitor's sort code	
Solicitor's account number	
Instructions to Solicitors	means the Bluestone Mortgages General Instructions to Solicitors (Scotland) 2025
Solicitor's reference number	

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 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.

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: Floor 10, 40 Leadenhall Street, London EC3A 2BJ.