	Certificate of Title (Scotland)
Hinckley and Rugby Building Society, incorporated under the Building Society Acts 1986 and having its Head Office at Upper Bond Street, Hinckley, Leicestershire, LE10 1NZ	Lender's Reference or Account No:
The Borrower:	Property:
Title Number:	Mortgage Advance: £
Price stated in Disposition (leave blank if remortgage):	Settlement Date:
Conveyancer's Name & Address:	Conveyancer's bank, sort code and account number:
Conveyancer's Reference:	Intended settlement date:

In submitting this Certificate, we have complied with, or will by the Settlement Date comply with, the relevant provisions of the UK Finance Lenders Handbook Scotland current at the date of this Certificate and any other instructions you may have issued to us.
We have examined the title to the Property offered to you as security for a loan and certify that (excepting any matter previously reported to and agreed by you in writing) the Borrower(s) has acquired, or will acquire upon the Settlement Date, a good and marketable title to the Property which may be accepted by you for mortgage purposes.

All of the conditions in the Mortgage Offer which need to be satisfied by settlement have been or will be complied with by Settlement Date. At settlement you will have a first Security over the Property and no subsequent charges are to our knowledge to be created over the Property unless agreed in writing by you.

We acknowledge that Hinckley and Rugby Building Society may at any time transfer or assign its interest in the security to a third party and acknowledge that Hinckley and Rugby Building Society's successors in title to the security of persons deriving title under or through the security may also rely upon the accuracy of this Certificate of Title.

Signed on behalf of the solicitors	
Name of authorised signatory	
Position of authorised signatory	
Date of signature	