

CERTIFICATE OF TITLE

To: State Bank of India (UK) Limited and its successors and assigns -

Account number:

Borrower:

Mortgagor:

Property:

(as is shown for identification purposes edged red on the attached plan)

Title number (if applicable):

Mortgage advance:

Price stated in the transfer (if applicable):

Completion date:

Conveyancer's name & address:

Conveyancer's reference:

Conveyancer's bank:

Sort code:

Account number:

Date of your instructions:

WE, THE CONVEYANCERS NAMED ABOVE, CERTIFY AS FOLLOWS:

- 1 We have checked the identity of the Mortgagor (and anyone else required to sign the mortgage deed or other document connected with the mortgage deed).
- 2 Except as disclosed to you in Schedule 3:
 - 2.1 we have investigated the title to the Property, and there are no other financial charges secured on the Property which will affect the Property after completion of the mortgage deed and, upon completion of the mortgage deed, both you and the Mortgagor will have a good and marketable title to the Property and to appurtenant rights free from prior mortgages or charges and from onerous encumbrances which title will be registered with absolute title;
 - 2.2 the legal interest in the Property is vested in the Mortgagor, and the Mortgagor has confirmed that the beneficial interest in the Property is vested in the Mortgagor;
 - 2.3 we have compared the extent of the Property shown on any plan provided by you against relevant plans in the title deeds and/or the description of the Property in any valuation which you have supplied to us and there are no material discrepancies;
 - 2.4 the assumptions stated by the valuer about the title (its tenure, easements, boundaries, and restrictions on use) in any valuation which you have supplied to us are correct and we have satisfied ourselves on all relevant points mentioned in the valuation;
 - 2.5 if the Property is leasehold, the terms of the lease accord with your instructions, including any requirements you have for covenants by the landlord and/or a management company and/or by a deed of mutual covenant for the insurance, repair and maintenance of the structure, exterior and common parts of any building of which the Property forms part, and we have or will obtain on or before completion a clear receipt for the last payment of rent and service charge. The main terms of the lease are summarised in Schedule 1 to this Certificate of Title;
 - 2.6 if the Property is subject to any leases, tenancies, licences or other occupational interests, formal or informal, the main terms of these are summarised in Schedule 2 to this Certificate of Title;
 - 2.7 all necessary planning consents, including but not limited to Building Regulation's approval, listed building consent, conservation area consent and consent authorising the Property and its existing use, are in place and that all conditions have been fully complied with;
 - 2.8 we have received satisfactory evidence that the buildings insurance is in place, or will be on completion, and complies with condition 9 of the Mortgagee's BTL Mortgage Conditions (2023).
 - 2.9 if the borrower is a limited company, we have received a board resolution which is signed by the Directors in the format provided by the Bank.
 - 2.10 if the borrower is a limited company, we have received the personal guarantee from all the directors.
 - 2.11 if the Property is to be purchased:
 - (a) the contract for sale provides for vacant possession on completion, save in respect of the lease(s) referred to in Schedule 2;
 - (b) the seller has been the legal owner of the Property for not less than six months; and
 - (c) we are not acting on behalf of the seller;
 - 2.12 we are in possession of:
 - (a) either a satisfactory local search or local search insurance dated not more than six months from the date of this Certificate;
 - (b) such other searches or search insurance as are appropriate to the Property, the Mortgagor, and the Mortgagee;
 - 2.13 nothing has been revealed by the searches and enquiries which would prevent the Property being used by any occupant for residential purposes; and
 - 2.14 neither any principal nor any other solicitor or registered European lawyer in the firm giving this Certificate of Title nor any spouse, child, parent, brother or sister of such a person has any interest in the Property (whether alone or jointly with any other) or, if the Mortgagor is a company, the Mortgagor or the Mortgagee.

3 FURTHER, WE:

- 3.1 undertake, prior to use of the Mortgage Advance, to obtain in the form required by you the execution of a mortgage deed and any other security documents referred to in your instructions as appropriate, by the persons whose identities have been checked in accordance with paragraph 1 above, any other person in whom the Property is vested and, if required by you, to obtain their signatures to the forms of undertaking required by you in relation to the use, occupation or physical state of the Property;
- 3.2 have made or will make such company, bankruptcy, Land Registry or Land Charges and High Court searches as may be necessary to justify the certificates in paragraph 2 above;
- 3.3 will within the period of protection afforded by the searches referred to in paragraph 2 above:
 - (a) complete the mortgage deed;

- (b) if applicable, submit the appropriate stamp duty land transactions form together with payment of the appropriate duty;
 - (c) deliver to the Land Registry the documents necessary to register the mortgage deed in your favour and any relevant prior dealings; and
 - (d) effect any other registrations necessary to protect your interests as mortgagee;
- 3.4 will despatch to you such deeds and documents relating to the Property as you require, with a list of them in the form presented by you within ten working days of receipt by us of notification from the Land Registry that the registration of the mortgage deed has been completed;
- 3.5 will not part with the Mortgage Advance (and will return it to you if required) if it shall come to our notice prior to the Completion Date that the Property will on a such date be occupied in whole or in part otherwise than in accordance with the information given in:
- 3.6 this Certificate of Title; and
- 3.7 your instructions;
- 3.8 will not use the Mortgage Advance until satisfied that, prior to or contemporaneously with the transfer of the Property to the Mortgagor or the refinancing of the Property (as applicable) there will be discharged any mortgages made by a lender secured against the Property;
- 3.9 will notify you in writing if any matter comes to our attention before the Completion Date which would render the certificate given above untrue or inaccurate and, in those circumstances, will defer completion pending your authority to proceed and will return the Mortgage Advance to you if required, and
- 3.10 confirm that we have complied, or will comply, with your instructions in all other respects to the extent that they do not extend beyond the limitations set out below:

Types of instruction which may be accepted

If acting for both lender and Mortgagor in a standard mortgage, you and the individual conducting or supervising the transaction may only accept or act upon instructions from the lender, which are limited to the following matters:

- (a)
 - (i) taking reasonable steps to check the identity of the Mortgagor (and anyone else required to sign the mortgage deed or other document connected with the mortgage) by reference to a document or documents, such as a passport, precisely specified in writing by the lender;
 - (ii) following the guidance given by the Law Society or the Solicitors Regulation Authority on Property fraud and on money laundering;
 - (iii) checking that the seller's conveyancers (if unknown to you) appear in a current legal directory or hold practising certificates issued by their professional body; and
 - (iv) in the case of a lender with no branch office within reasonable proximity of the Mortgagor, carrying out the money laundering checks precisely specified in writing by the lender;
- (b) making appropriate searches relating to the Property in public registers (for example, local searches, commons registration searches, mining searches), and reporting any results specified by the lender or which you consider may adversely affect the lender; or effecting search insurance;
- (c) making enquiries on legal matters relating to the Property reasonably specified by the lender, and reporting the replies;
- (d) reporting the purchase price stated in the transfer and on how the Mortgagor says that the purchase money (other than the mortgage advance) is to be provided, and reporting if you will not have control over the payment of all the purchase money (other than a deposit paid to an estate agent, or a reservation fee paid to a builder or developer);
- (e) reporting if the seller or the Mortgagor (if the Mortgagor already owns the Property) has not owned or been the registered owner of the Property for at least six months;
- (f) making reasonable enquiries that buildings insurance has been arranged for the Property from no later than completion and reminding the Mortgagor that the buildings insurance must be in place in accordance with the terms of the mortgage offer by completion and that buildings insurance cover must be maintained throughout the term;
- (g) investigating title to the Property and appurtenant rights; reporting any defects revealed, advising on the need for any consequential statutory declarations or indemnity insurance, and approving and effecting indemnity cover if required by the lender; and reporting if you are aware of any rights needed for the use or enjoyment of the Property over other land;
- (h) reporting on any financial charges (for example, improvement or repair grants or Housing Act discounts) secured on the Property revealed by your searches and enquiries which will affect the Property after completion of the mortgage;

- (i) in the case of a leasehold Property:
 - (i) confirming that the Lease contains the terms stipulated by the lender and does not include any terms specified by the lender as unacceptable;
 - (ii) obtaining a suitable deed of variation or indemnity insurance if the terms of the Lease are unsatisfactory;
 - (iii) enquiring of the seller or the Mortgagor (if the Mortgagor already owns the Property) as to any known breaches of covenant by the landlord or any superior landlord and reporting any such breaches to the lender;
 - (iv) reporting if you become aware of the landlord's absence or insolvency;
 - (v) making a company search and checking the last three years' published accounts of any management company with responsibilities under the Lease;
 - (vi) if the Mortgagor is required to be a shareholder in the management company, complying with the lender's requirements on obtaining share certificates, stock transfer forms and other related documentation
 - (vii) obtaining any necessary consent to or prior approval of the assignment and mortgage;
 - (viii) obtaining a clear receipt for the last rent and service charge payment. If confirmation of payment from the landlord cannot be obtained, obtaining confirmation from the seller that there are no breaches of the terms of the Lease and being satisfied that the security will not be prejudiced by the absence of such a receipt; and
 - (ix) serving notice of the assignment and mortgage on the landlord;
- (j) in the case of a commonhold unit:
 - (i) confirming receipt of satisfactory evidence that common parts insurance is in place for at least the sum required by the lender and covers the risks specified by the lender;
 - (ii) confirming that the commonhold community statement contains the terms specified by the lender and does not include any restrictions on occupation or use specified by the lender as unacceptable;
 - (iii) enquiring of the seller (or the Mortgagor if the Mortgagor already owns the Property) and the commonhold association as to any known breaches of the commonhold community statement by the commonhold association or any unitholder and reporting any such breaches to the lender;
 - (iv) making a company search to verify that the commonhold association is in existence and remains registered and that there is no registered indication that it is to be wound up;
 - (v) obtaining the last three years' published accounts of the commonhold association and reporting any apparent problems with the association to the lender;
 - (vi) obtaining a commonhold unit information certificate; and
 - (vii) serving notice of the transfer and mortgage of the commonhold unit on the commonhold association;
- (k) if the Property is subject to a letting, check that the type of letting and its terms comply with the lender's requirements;
- (l) making appropriate pre-completion searches, including a bankruptcy search against the Mortgagor, any other person in whom the legal estate is vested and any guarantor;
- (m) dealing with any retentions and cashbacks;
- (n) procuring the execution of the mortgage deed and form of guarantee as appropriate by the persons whose identities have been checked in accordance with any requirements of the lender under (a) above as those of the Mortgagor, any other person in whom the legal estate is vested and any guarantor; obtaining their signatures to the forms of undertaking required by the lender in relation to the use, occupation or physical state of the Property; and complying with the lender's requirements if any document is to be executed under a power of attorney;
- (o) asking the Mortgagor for confirmation that the information about occupants given in the mortgage instructions or offer is correct; obtaining consent in the form required by the lender from existing or prospective occupiers of the Property aged 17 or over specified by the lender or of whom you are aware;
- (p) advising the Mortgagor on the terms of any document required by the lender to be signed by the Mortgagor;
- (q) advising any other person required to sign any document on the terms of that document or, if there is a conflict of interests between that person and the Mortgagor or the lender, advising that person on the need for separate legal advice and arranging for them to see an independent conveyancer;
- (r) (if applicable) obtaining the legal transfer of the Property to the mortgagor;
- (s) procuring the redemption of:
 - (i) existing mortgages on Property the subject of any associated sale of which you are aware; and
 - (ii) any other mortgages secured against a property located in England or Wales made by an identified lender where an identified account number or numbers or a property address has been given by the lender;

- (t) ensuring the redemption or postponement of existing mortgages on the property and registering the mortgage with the priority required by the lender;
- (u) making administrative arrangements in relation to any collateral security, such as an endowment policy, or in relation to any collateral warranty or guarantee relating to the physical condition of the Property, such as NHBC documentation;
- (v) registering the transfer and mortgage;
- (w) giving legal advice on any matters reported on under 2.3 suggesting courses of action open to the lender, and complying with the lender's instructions on the action to be taken;
- (x) disclosing any relationship specified by the lender between you and the Mortgagor;
- (y) storing the title deeds and documents pending registration and delivery safely to or as directed by the lender; and
- (z) retaining the information in your conveyancing file for at least six years from the date of the mortgage.

OUR duties to you are limited to the matters set out in this Certificate of Title and we accept no further liability of responsibility whatsoever. The payment by you to us (by whatever means) of the Mortgage Advance or any part of it constitutes acceptance of this limitation and any assignment to you by the Mortgagor and/or the Borrower of any rights of action against us to which the Mortgagor and/or the Borrower may be entitled shall take effect subject to this limitation.

We acknowledge that you require no less than 5 working days' notice prior to the Mortgage Advance being released.

SIGNED on behalf of :

THE CONVEYANCERS

.....
Signature of Authorised Signatory

.....
Name of Authorised Signatory

.....
Qualification of Authorised Signatory

Schedule 1

Summary of the main terms of the Lease

Date of the Lease: _____

Parties: _____

Term: _____

Break Clause: _____

Initial Rent: _____

Current Annual Rent: _____

Rent Review: _____

User: _____

Repairing Obligations: _____

Alterations: _____

Alienation: _____

Assignment: _____

Underletting: _____

Charging: _____

Insurance: _____

Forfeiture: _____

Other Material Issues: _____

Schedule 2

Summary of the main terms of each occupational lease/tenancy/licence

Date of the lease/tenancy/licence: _____

Tenant: _____

Premises: _____

Term: _____

Break Clause: _____

Initial Rent: _____

Current Annual Rent: _____

Rent Review: _____

User: _____

Repairing Obligations: _____

Alterations: _____

Alienation: _____ **Assignment** _____

_____ **Underletting:** _____

_____ **Charging:** _____

Insurance: _____

Forfeiture: _____

Other Material Issues: _____

