

CERTIFICATE OF TITLE

Details Box

To BARCLAYS PLC (and each of its subsidiaries as defined in the Companies Act 2006) (the "Bank")		
Lenders Reference Number		
The Borrower or Principal Debtor		<div style="border: 1px solid black; padding: 2px; display: inline-block;"> MUST BE COMPLETED </div>
The Mortgagor		<div style="border: 1px solid black; padding: 2px; display: inline-block;"> MUST BE COMPLETED </div>
Property		<div style="border: 1px solid black; padding: 2px; display: inline-block;"> MUST BE COMPLETED </div>
Title Number(s)		
Amount of Advance		
Price stated in Transfer		
Completion Date (If known)		
Conveyancer's Name & Address		
Conveyancer's Reference		
Conveyancer's Bank		
Sort Code		
Account number		
Date of Instructions		<div style="border: 1px solid black; padding: 2px; display: inline-block;"> MUST BE COMPLETED </div>

We, the conveyancer named above, give the certificate of title set out below.

Signature Box

Signed on behalf of THE CONVEYANCERS		<div style="border: 1px solid black; padding: 10px; display: inline-block;"> PLEASE SIGN, INSERT DETAILS AND DATE </div>
NAME of Authorised Signatory		
QUALIFICATION of Authorised signatory		
Date of Signature		

Certificate of Title – Additional Information

Valuation

Have you had sight of the Bank's Valuer's Report?	Yes / No (Please select as appropriate)
If Yes, please detail any disclosures in relation to issues arising solely from the Bank's Valuer's Report	

Buildings Insurance details

NB: The Bank will require the details below together with your confirmation that insurance at the required level will be in place before drawdown of funds

Will buildings insurance in line with or above that recommended in the professional valuation, be in place before drawdown of funds?	Yes / No/ N/A (Please select as appropriate)	<div style="border: 1px solid black; padding: 10px; width: 100%;"> <p style="text-align: center; margin: 0;">MUST BE COMPLETED</p> </div>
Name of Insurance Company:		
Policy Number (if available):		
Buildings Sum Insured:	£	
If required by the Bank in their instruction to us, we confirm that we have received satisfactory evidence that the Bank is, or will be, before the drawdown of funds, noted on the above insurance policy as a composite insured party and as a first loss payee in respect of any claim or a series of connected claims in excess of £25,000, and we have confirmed that the Bank is not responsible for any premium payments or for any disclosure to the insurer under any such insurance policy.	Yes / No/ N/A (Please select as appropriate)	

Prior Mortgagee Information (if applicable)

Date of Original Mortgage:	
Current Amount Outstanding:	£
Is there an obligation to make further advances <i>If yes, please provide maximum liability :</i>	* Yes / No £ * select from dropdown as appropriate
Arrears ? <i>If yes, please provide details</i>	* Yes / No £ * select from dropdown as appropriate
Is a Deed of Priority required? <i>If yes, please obtain wording from the Prior Mortgagee and confirm the priority sum required.</i>	* Yes / No * select from dropdown as appropriate

Details of lease or tenancy of the property charged (if applicable)

Date of lease or tenancy:	
Parties:	
Term and other details of lease or tenancy	

Details of our Professional Indemnity insurance cover:

Amount of cover : £

Insurance company :

Date of expiry :

NB. Details of your Professional Indemnity insurance cover MUST be provided before funds can be drawn down

MUST BE COMPLETED

We confirm we have complied with the terms set out in your General Instructions to Solicitors and Licensed Conveyancers (the “**General Instructions**”) including providing the undertakings and the confirmations contained therein (where applicable).

We hereby consent to the disclosure of this Certificate of Title by the Bank to Barclays PLC and any of Barclays PLC’s subsidiaries (including in each case their successors in title) (together the “**Beneficiaries**” and each a “**Beneficiary**”) and acknowledge that the Beneficiaries will rely on the information provided by us in this Certificate of Title when making lending facilities available to the Borrower.

We confirm that the Beneficiaries may disclose the Certificate of Title:

- (a) where disclosure is requested or required by law or in respect of legal proceedings;
- (b) where disclosure is requested or required by any competent supervisory or regulatory body of any Beneficiary;
- (c) to any affiliates of any Beneficiary;
- (d) to any financial institution or other entity in connection with facilities made available to the Borrower against security obtained in reliance on this Certificate of Title; and/or
- (e) to the respective directors, officers, employees, agents and advisers of any of the Beneficiaries and of the parties listed in paragraphs (a) to (e) above.

We have checked the identity of the Borrower, Principal Debtor, Mortgagor and all other parties required to sign the Charge Form or other documents connected with the advance and confirm that we are satisfied in this respect.

The security does not apply to liabilities of this firm or any related party (as defined in your General Instructions).

We confirm that all parties required to sign the Charge Form have signed the document including the Borrower or Principal Debtor (if applicable) and other parties even if they do not feature at the Land Registry or are not our clients.

If the purchase of the Property does not proceed to completion you should contact the office which issued your letter of instruction to seek directions on returning the funds which you received from the Bank and /or the Borrower.