

CERTIFICATE OF TITLE

To: The Mansfield Building Society Regent House Regent Street Mansfield Nottinghamshire NG18 1SS Tel: 01623 676300 Fax: 01623 676357	Price Stated in Transfer: Completion Date:
Lender's Reference / Account Number: The Borrower(s): Property:	Conveyancer's Name & Address: Conveyancer's Reference: Conveyancer's Bank: Sort Code: Account Number:
Title Number: Advance Amount:	Date of Instructions:

We, the conveyancers named above, confirm that:

1. The description of the property in the title deeds agrees with the details set out in the Offer of Loan.
2. The property has a good and marketable title and may be safely accepted by the Society as security for the proposed loan. There are no burdens, conditions, restrictions or other matters of an onerous nature affecting the property.
3. The property will be validly secured to the Society by a first ranking Standard Security and every existing heritable security over the property will be redeemed on or before the settlement date.
4. No allowances have been or will be made against the purchase price stated above and the balance of the purchase money will be provided from the Borrower's own resources.
5. We confirm that we have complied with the instructions and guidance contained in the BSA instructions. We have also complied with all specific instructions given to us by the Society and with all Conditions set out in the Offer of Loan in so far as it is within our power to do so. The Borrower's attention has been drawn to all remaining Conditions.
6. There are no occupancy rights under the Matrimonial Homes (Family Protection) (Scotland) Act 1981 or the Civil Partnership Act 2004 which will have priority over the Society's Standard Security. Where a non-entitled spouse or civil partner's consent is needed, this will be obtained (in the appropriate statutory form) prior to settlement.
7. We will forward to the Society all necessary title deeds, searches and other documents relating to the property within 1 month of completion of registration or recording.
8. No information has come to our attention during the course of investigating the title to the property which might reasonably be believed to have a bearing on the valuation of the Society's security or the decision by the Society to make the loan.

Please forward the mortgage funds in time for completion.

SIGNED on behalf of THE CONVEYANCERS: _____

NAME of Authorised Signatory: _____

Qualification of Authorised Signatory: _____

DATE of Signature: _____

The Certificate of Title must be sent to the above address when applying for the advance. Please allow at least 3 working days or 7 working days when re-inspection of the property is required. If re-inspection is required, please specify the earliest date when the property will be ready: