

## REPORT ON TITLE AND FUNDS TRANSFER REQUEST

NORTHERN IRELAND

**TO:**  
**Platform**  
**DX 16315 (Leek)**

*Two copies are provided -  
one for your file*

Customer Account Number: \_\_\_\_\_ Anticipated Completion Date: \_\_\_\_\_

**Please allow FIVE working days for us to transfer the funds.** Normally your account will be credited one working day prior to the completion date shown. Should you be unable to give five working days' notice please telephone to make special arrangements. Please complete full details as any errors or omission may result in a delay in completion.

**BORROWER(S)** Full name(s): \_\_\_\_\_  
\_\_\_\_\_

**PROPERTY** Property as shown on Mortgage Deed:  
\_\_\_\_\_  
\_\_\_\_\_  
Postcode \_\_\_\_\_

Freehold  Leasehold  If leasehold, unexpired term of lease: \_\_\_\_\_ years.

### REGISTRATION

Registered Land  Folio Number \_\_\_\_\_ Land Registry \_\_\_\_\_

Unregistered Land  First Registration

### BUILDINGS INSURANCE

Please confirm if the customer is having L&G insurance (This will allow for a £30 admin refund):

Please confirm property is adequately insured:

Renewal Date:

### TRANSACTION

Remortgage  Purchase  If Purchase, confirmed purchase price: £  
Loan amount - including fees (see Offer Letter): £

We confirm that the Company may warrant to any persons advancing money to the Company on the security of the Mortgage or purchasing the Mortgage that it is enforceable and all legal formalities have been complied with to protect the Company's interest in the Mortgage. References to the "Company", include The Co-operative Bank p.l.c. (trading as Platform) and its successors, assignees and transferees (whether legal or equitable or whether by absolute assignment or by way of novation or by way of security only).

## REPORT ON TITLE AND CERTIFICATIONS

We certify to the Company that:

1. We have investigated title to the Property and confirm that the Borrower has or will acquire good and marketable title to the Property which does or will constitute good security for mortgage purposes.
2. All conditions contained in the Company's Mortgage Offer to the Borrower(s) (the "Mortgage Offer") have been complied with and the Deed of Mortgage (the "Mortgage") in the Company's standard form has been or will, before completion, be executed by the Borrower(s) and the Mortgage will, at completion, constitute a first charge by way of legal mortgage over the Property in favour of the Company.
3. All requirements of the Company's instructions are satisfied.
4. The description of the Property given in the Mortgage Offer and in the Company's valuation of the Property is correct. The assumptions expressly referred to in the Company's valuation on matters of the title, terms of any lease, area, boundaries, rights, encumbrances and restrictions are correct.
5. Independent legal advice has been given to all occupiers who have been required to execute the Company's standard form Deed of Consent.
6. These certifications, the Report on Title and the undertakings below are addressed to and will be relied on by the Company and its successors in title and anyone deriving title from them including, without prejudice to the rights of the Company and its successors, any trustee on behalf of any group of persons or companies interested in the Mortgage.
7. We have a duty of care to the Company's successors and those deriving title from them.

## REPORT

We report as follows:

Unless specified below, there are no matters of concern affecting the Property or the security created by the Mortgage.

**(Please use an additional sheet if necessary)**

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**It should be noted that any potential issues should have been disclosed to the Company and dealt with before the certifications are given and the funds transfer requested (see paragraph 1 above).**

## UNDERTAKINGS

We undertake:

1. Not to part with any sum received from the Company until the Mortgage and all other necessary documents have been duly executed and completed and to apply such sum as is necessary in the acquisition of good and marketable title to the Property and/or in discharging any existing mortgage over the Property and/or in discharging any other indebtedness specified by the Company (as the case may require).
2. Immediately upon completion of the Mortgage to serve on behalf of the Company all notices required to be served pursuant to the Company's instructions to us.
3. To hold the Title Deeds to the Property to the Company's order and to forward these to the Company as soon as all post-completion matters set out in the Company's instructions have been carried out.

## FUNDS TRANSFER

We request that funds be transferred to our Client Account as follows:

Bank: \_\_\_\_\_ Branch: \_\_\_\_\_

Account Number: \_\_\_\_\_ Sort code:

Signed (a solicitor holding a current practising certificate): \_\_\_\_\_

Print Name: \_\_\_\_\_ For and on behalf of Messrs: \_\_\_\_\_

Dated: \_\_\_\_\_ Reference (please print): \_\_\_\_\_

The Co-operative Bank p.l.c. is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority (No. 121885). The Co-operative Bank, Platform, smile and Britannia are trading names of The Co-operative Bank p.l.c., P.O. Box 101, 1 Balloon Street, Manchester M60 4EP. Registered in England and Wales No. 990937. Credit facilities are provided by The Co-operative Bank p.l.c. and are subject to status and our lending policy. The Bank reserves the right to decline any application for an account or credit facility. The Co-operative Bank p.l.c. is a member of the Council of Mortgage Lenders and subscribes to the Lending Code which is monitored by the Lending Standards Board.

Calls to 0800 and 0808 numbers are free from landlines and mobiles. Calls to 03 numbers cost the same as calls to numbers starting with 01 and 02. Calls to 0845 and 0870 numbers cost 3p per minute, plus your phone company's access charge. Calls to 0844 and 0843 numbers cost 7p per minute, plus your phone company's access charge. Calls may be monitored or recorded for security and training purposes.