

CERTIFICATE OF TITLE

ENGLAND & WALES ONLY

Initial all alterations and confirm any discrepancies between Offer and Certificate

TO: The Co-operative Bank p.l.c. (trading as Platform) and its successors and assigns including any legal and equitable assignee of the Mortgage whether by absolute assignment or by way of security only and those deriving title under it or them ("Platform"). All capitalised terms in this Certificate of Title have the meaning given to the terms in the Platform mortgage conditions (English & Welsh Edition) 2016.	
Lender's Reference:	
Borrowers Names (1)	
(2)	
Property Address:	
Postcode:	
Title Number (if first registration please state):	
District Land Registry:	
Mortgage Advance (Loan amount including fees): £	
Price Stated in transfer (if remortgage please state): £	
Completion Date (a minimum of seven working days notice is required):	
Conveyancers Name and Address:	
Your Reference:	
Your Bank Account Number:	Sort Code: / /
Your Bank Name and Address:	
Date of Instructions:	
Tenure:	
If Leasehold, unexpired term of lease: years	
Please confirm if the customer is having L&G insurance (This will allow for a £30 admin refund):	<input type="checkbox"/>
Please confirm property is adequately insured:	<input type="checkbox"/>
Renewal Date:	
Please confirm our Interest has been noted:	<input type="checkbox"/>
We the Conveyancers named above give the Certificate of Title referred to in IB (3.7) of the SRA Code of Conduct 2011, published by the Law Society, as if it were set out in full, subject to the limitations contained in it. We confirm we have complied and shall comply with the instructions and guidance contained in the CML Lenders Handbook and any additional instructions contained in Platform's Instructions to Solicitors.	
I have taken out Local Authority Search Indemnity Insurance	Yes <input type="checkbox"/> No <input type="checkbox"/>
I confirm that if I have taken our Local Authority Search Indemnity Insurance I have done so in accordance with Platform's Instruction to Solicitors (please note Platform only accepts cover provided under its approved policy)	Yes <input type="checkbox"/> No <input type="checkbox"/>

Must be signed only by a Solicitor/Licensed Conveyancer/authorised Legal Executive holding a current practising certificate

SIGNED on behalf of the conveyancers
NAME of Authorised Signatory
QUALIFICATION Of Authorised Signatory
DATE of Signature

- Please note that it is Platform's normal practice to release any advance monies by CHAPS, to your client bank account. Please ensure that your bank details are shown correctly above. You will be sent the 'Mortgage Advance' after deduction of any fees payable, on the working day prior to the Completion Date.
- Platform requires at least seven working days notice before the anticipated Completion Date and will endeavour to meet the completion date provided that the required notice period is given. Platform will not be responsible for any costs or other liability incurred as a result. Platform reserves the right to charge a reasonable administration fee to cover the cost incurred if Platform do not receive the Certificate of Title within the required time.
- If you later need to cancel the release of funds, please call our Completions Team on **0345 600 7200** (option 3).