

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 Platform Funding Limited and The Co-operative Bank p.l.c. and their 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)

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): _____

Platform, P.O. Box 3462, Cheadle Road, Leek, Staffordshire, ST13 9BG DX16351 (Leek)
Platform is a trading name of Platform Home Loans Limited (registered in England and Wales Number 2334606), Platform Funding Limited (registered in England and Wales Number 3456337) whose registered addresses are Secretariat Miller Street Tower, Miller Street, Manchester M60 0AL and The Co-operative Bank p.l.c. (registered in England and Wales Number 990937) whose registered address is P.O. Box 101, 1 Balloon Street, Manchester, M60 4EP. Platform Home Loans Limited and Platform Funding Limited are authorised and regulated by the Financial Conduct Authority. The Co-operative Bank p.l.c. is authorised by the Prudential Regulation Authority and regulated by the Prudential Regulation Authority and the Financial Conduct Authority.