

## 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

Insurer's name and address:

\_\_\_\_\_

\_\_\_\_\_ Postcode: \_\_\_\_\_

Cover: £ \_\_\_\_\_ Renewal date: \_\_\_\_\_ Policy number: \_\_\_\_\_

### TRANSACTION

Remortgage  Purchase  If Purchase, confirmed purchase price: £ \_\_\_\_\_

Loan amount - including fees (see Offer Letter): £ \_\_\_\_\_

We confirm that Platform Funding Limited (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 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 No: \_\_\_\_\_ Sort code:

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

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

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