

Tesco Bank Certificate of Title (England & Wales)

To

Tesco Bank
Mortgage Operations
PO Box 353
DARLINGTON
DL19QR

Tesco Personal Finance plc (trading as Tesco Bank), a public limited company registered under the Companies Acts (registered number SC173199) and having its registered office at 2 South Gyle Crescent, Edinburgh EH12 9FQ together with its successors in title, assigns and any party to whom the mortgage detailed below is transferred.

Please complete the required fields within the pdf or print and complete in block capitals.

Mortgage Reference Number:

The Borrower (full name(s)):

(the "**Borrower**")

Property (address including postcode):

(as shown in the title deeds – please explain any discrepancy with the address shown on the Mortgage Offer)

(the "**Property**")

Title Number:

Mortgage Advance:

(See Guidance Note 1 below)

£

Price stated in transfer:

£

Completion Date:

(see Guidance Note 2 below)

(the "**Completion Date**")

/ /

Conveyancer's Name and Address:

Conveyancer's reference:

Conveyancer's Bank Details:

Bank Name:

Sort Code:

Bank Account Name:

Bank Account Number:

Date of instructions:

/ /

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 the same were set out in full, subject to the limitations contained in it.

Signature (on behalf of the Conveyancer):

Name of Authorised Signatory:

Qualification of Authorised Signatory:

Date of Certificate:

/ /

Please also complete the following administrative details.

Tenure of Property:

If Leasehold, unexpired term of lease:

Confirmation that Buildings Insurance for the property is in place which complies with the relevant General Mortgage Conditions:

(Please indicate confirmation with a tick (✓), if appropriate)

Please provide the following information in relation to the Vendor's Solicitor:

Contact Name and/or Reference:

Name of Firm:

Full Address:

Telephone Number:

Guidance Notes:

1. Mortgage Advance

If the Borrower has opted to add the Product Fee to their Loan Amount, the Mortgage Advance will be the Loan Amount less the Product Fee, if applicable.

Section 3 of the Mortgage Offer enclosed in your instructions (See "**Amount on which this offer is based**") will detail if the Borrower chose to add the Product Fee to their Loan Amount and Section 8 of the Mortgage Offer sets out the Product Fee which you should deduct in this situation.

Please ensure when instructing transfer of the Mortgage Advance that you do not deduct or allow to be deducted any bank transfer fees (for example any CHAPS fee).

2. Completion Date

Tesco Personal Finance plc (trading as Tesco Bank) endeavour to release funds the day before the Completion Date (as stated above on page 1). Please enter the actual completion date in the appropriate section within the table above otherwise we will ask you to send in another Certificate of Title.

Please submit this Certificate of Title, fully completed, either typed or in block capitals, along with the signed Mortgage Offer at least five working days prior to the Completion Date.

Please submit this Certificate of Title along with the Mortgage Offer (as outlined above) to:

Tesco Bank
Mortgage Operations
PO Box 353
DARLINGTON
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Alternatively you may fax your completed documentation to 0345 055 0608. Please ensure both sides are included if submitting by fax.