

Report on Title (Scotland)



Return to:
7 Belton Road
Silsden, Keighley
West Yorkshire BD20 0EE
 Telephone **01535 650770**
mortgages@ecology.co.uk

Please complete:

Full names of Applicants as per Standard Security	Account Number
Address of property to be secured including postcode	Purchase price £
Title is* <ul style="list-style-type: none"> recorded in the Register of Sasines to be presented for first registration in the Land Register registered in the Land Register (whole / part) <i>*delete as appropriate</i>	Title No. (if applicable) Initial release amount required £

We confirm that:

- The description of the property in the title deeds agrees with the details set out in the Offer of Loan.
- The property has a good and marketable title and may be safely accepted by the Society as security for the proposed loan. There are no burdens, conditions, restrictions or other matters of an onerous nature affecting the property. If the property is leasehold, the lease will have at least 35 years to run after the end of the term of the loan.
- The property will be validly secured to the Society by a first ranking Standard Security and every existing heritable security over the property will be redeemed on or before the settlement date.
- No allowances have been or will be made against the purchase price stated above and the balance of the purchase money will be provided from the Applicants' own resources.
- We have complied with all specific instructions given to us by the Society and also with all General and Special Conditions set out in the Offer of Loan in so far as it is within our power to do so. The Applicants' attention has been drawn to all remaining Conditions.
- There are no occupancy rights under the Matrimonial Homes (Family Protection) (Scotland) Act 1981 which will have priority over the Society's Standard Security. Where a non-entitled spouse's consent is needed, this will be obtained (in the appropriate statutory form) prior to settlement.
- We will forward to the Society all necessary title deeds, searches and other documents relating to the property within 14 days of completion of registration or recording.
- No information has come to our attention during the course of investigating the title to the property which might reasonably be believed to have a bearing on the valuation of the Society's security or the decision by the Society to make the loan.

We request the funds in time for settlement on(Please give 5 days' notice)

BANK, SORT CODE, ACCOUNT NUMBER
 (CHAPS Payment)

SIGNED (Partner) **REFERENCE** **DATE**

NAME AND ADDRESS OF FIRM

Note

- A faxed or emailed copy of this document can be accepted, providing that the original is also posted.

For office use:	Checked	Date
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