

**CERTIFICATE OF TITLE (Northern Ireland)**

<b>To:</b> <b>National Westminster Bank Plc,</b> <b>PO Box 123,</b> <b>Greenock,</b> <b>PA15 1EF</b> <b>(DX 599600 Greenock 3)</b> ("the Lender" which expression shall include its successors in title and assignees and those deriving title through or under it and whether by way of an absolute transfer or other disposal or by way of security only and whether in relation to the whole or to part, and where the context so admits, its appointed agent or the appointed agent of any persons so deriving title or any trustee for such Lender or other persons)	<b>Mortgage Account:</b>	
	<b>The Customer (full names):</b>	
	<b>Property:</b>	
	<b>Postcode:</b>	
	<b>Completion Date:</b>	
	<b>Price Stated in Conveyance:</b>	£
	<b>Mortgage Advance (Gross Loan Amount):</b>	£
<b>Conveyancer's Name and Full Address:</b>	<b>Conveyancer's Telephone Number:</b>	
	<b>Conveyancer's Reference:</b>	
	<b>Conveyancer's Sort Code &amp; Clients Account Number:</b>	
	<b>Date of Instructions:</b>	
<b>Conveyancer's Company Email Address:</b>	<b>By providing an email address you consent to the Bank corresponding with you in relation to this mortgage by way of email to the email addresses you have provided.</b>	
<b>Acting Conveyancer's Email Address:</b>		

**THIS FORM MUST BE SENT TO US AT LEAST 7 WORKING DAYS PRIOR TO COMPLETION TO ENABLE US TO RELEASE THE FUNDS TO YOU THE DAY PRIOR TO COMPLETION.**

IS TITLE FREEHOLD (F) LEASEHOLD (L)		LEASEHOLD PROPERTIES	
FIRST REGISTRATION (I)		UNEXPIRED TERM OF LEASE	YEARS
SUBSEQUENT REGISTRATION (S)		GROUND RENT	£
UNREGISTERED (U)		DATE OF LEASE	
IF REGISTERED STATE FOLIO NUMBER		EXPIRY DATE	
NAME AND ADDRESS OF FREEHOLDER			

WE HEREBY CONFIRM TO THE LENDER THAT:-

- a) We have investigated title to the Property in accordance with the Lender's Instructions set out in parts 1 and 2 of the Lender's Handbook issued by the Council of Mortgage Lenders ("the Instructions") and any other requirements of the Lender and the Customer has acquired or will acquire on Completion a good and marketable title which is free of defect other than as is detailed on the reverse hereof but which will constitute good security to the Lender and may safely be accepted by the Lender for mortgage purposes.
- b) All conditions of the Offer of Loan to the Customer, other than those conditions detailed in the Offer of Loan which do not require to be completed until after Completion, have been or will be complied with before Completion.
- c) The Lender's Mortgage Deed and all other documents relative to the Loan have been executed by the Customer and will be in our possession before Completion.
- d) If the purpose of the Loan is to assist in the purchase of the Property the price is as stated in the Offer of Loan, the purchase monies including any deposit will pass through our firm's Clients' Account and will be paid in full to the seller's solicitors.
- e) All of the information in this Certificate is correct and the Lender may rely on the accuracy of each and every statement.

WE HEREBY UNDERTAKE TO THE LENDER:-

To hold the funds comprising the Loan strictly to the order of the Lender and to apply them only when the Customer has provided us with sufficient cleared funds in order to complete the transaction and only then in order to secure a first mortgage over the Property in favour of the Lender.

To comply fully with the Instructions and any other requirements of the Lender both before and after Completion and to hold the title deeds to the Property to the order of the Bank and forward them to the Bank as soon as all post-Completion requirements have been carried out.

If Completion does not take place on the proposed date (as shown overleaf), except with the prior agreement of the Lender, to return the funds in full by close of business on the next working day to the Lender by CHAPS transfer quoting the Sorting Code Number and Account Number detailed in the Lender's Part 2 instructions) and to advise the Lender's Mortgage Centre beforehand.

**Signed for and on behalf of** \_\_\_\_\_  
(INSERT NAME OF FIRM IN BLOCK CAPITALS)

Signature \_\_\_\_\_ Date \_\_\_\_\_