

6. Your preferred Completion Date & Additional Notes	When would you like to complete the new mortgage? ASAP <input type="checkbox"/> or State Preferred completion date
9. Please let us have any HMLR title information and/or Indemnity Insurance Policies	<input type="checkbox"/> Yes – enclosed herewith [please list documents] <input type="checkbox"/> None in our possession. We understand that It will be necessary to obtain documentation which will incur additional charges
Please supply details of any disputes or complaints that have arisen/occurred during your ownership. (If, none state "NONE").	
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Have you received any Notices or letters or communications regarding the property or its use? (If you have please supply a copy)	
Have you received any Notices or letters or communications regarding any neighbouring property or its use? (If you have please supply same)	
Please give details of any formal or informal arrangements affecting the property. (If, none state "NONE")	
Please state name and age of all occupiers of the property.	
Please supply details of all building works carried out to the property subsequent to the original construction e.g. kitchen extension, conservatory, porch. (If, none state "NONE")	
Are you aware of a breach of any covenant affecting the property or its use? (If "Yes" please supply full details thereof)	
Is your property Leasehold? If "Yes" please supply the Registered Lease & upto ground rent receipt& state the name of the ground rent Landlord	
Do you pay annual Service Charges? If "Yes" please supply a recent Invoice with contact information for the Company collecting this	
Is a Transfer of ownership required? e.g. Remove or Add a Borrower? NO <input type="checkbox"/> YES <input type="checkbox"/> complete section below	
Full name of <u>all present</u> owner(s)	
Full name of <u>all proposed</u> owner(s)	
Please state the amount of any consideration to be recorded in the Deed Transferring ownership otherwise we shall assume this to be a GIFT or NIL considertation £.....	
IMPORTANT: The party being removed from the title will need to obtain independent advice.	
When two or more people jointly own property there are different ways the property may be held. The new owners must decide if they wish to hold the property as <i>joint tenants</i> * or <i>tenants in common</i> **. All co-owners should consider the possibility of relationship breakdown when making their choice. Further advice is available on written request but will incur supplemental charges.	
<i>*Joint Tenants – means that on death the remaining owner(s) will own the property outright. The property cannot be left to a third party under a will – this may cause unexpected disinheritance. Important: It is possible for a single co-owner to independently sever the joint tenancy thereby making the co-owners tenants in common.</i>	
<i>**Tenants in Common – means the owners hold the property in equal or unequal shares. On the death of a co-owner his share will pass by virtue of the Intestacy Rules, or, under the provisions of any will he or she has made.</i>	
We require to hold the property as (tick one box only). If no preference is made we shall assume "joint tenants"	
<input type="checkbox"/> Joint Tenants <input type="checkbox"/> Tenants in Common <u>EQUAL</u> shares <input type="checkbox"/> Tenants in Common <u>UNEQUAL</u> shares (please state name of each person and their share e.g. Mr.A. 25% and Miss B 75%	
.....	

I/We have received and accept your Terms of Engagement (<https://adamledger.co.uk/terms-of-engagement>) & Conveyancing Estimate and have read the WARNING/PHISHING information below. We confirm that we understand that your minimum charges for accepting these instructions/opening an account & file will be £100 + VAT + any disbursements whether or not this matter proceeds.

I/We authorise and consent and request and instruct our current mortgagee to issue redemption statements to Adam Ledger Property Lawyers Limited

Signature(s)

Print name(s):

Date

OFFICE USE ONLY

Received Photo ID & Proof of Address???

(Immediately request if not supplied)

Applicant 1

Passport

Driving Licence

Proof of Address 1

Proof of Address 2

Applicant 2

Passport

Driving Licence

Proof of Address 1

Proof of Address 2

IMPORTANT NOTICE/WARNING

'Phishing' is a modern-day fraud technique where criminals disguise themselves in e-mails as a trustworthy person, such as a solicitor, in an attempt to acquire sensitive information, such as bank details, or to divert money to their own account rather than to the solicitor's account. Clients buying and selling properties and other solicitor's clients have been targeted by criminals. Therefore, we are pro-actively taking steps to protect our clients from possible attacks and at the same time keeping our clients informed of these procedures. Before transferring funds to us, please call our firm to confirm our bank details.

Our bank details are shown below. We have no current intention to change our bank, but, if in the future we do decide to change our bank, we will notify you by post. We will never notify you of a change in bank details by e-mail.

VIRGIN MONEY, Rochdale Account Number: 24883033 Sort Code: 05 07 22

Any email coming from a member of our team, at Adam Ledger Property Lawyers Limited will end with @adamledger.co.uk. If you receive a request from an email address which ends differently to this (even if it is only one letter different e.g. @adamlegder.co.uk or @adamledgers.co.uk) or you have suspicions as to the authenticity of the email, then please contact us by telephone and we will confirm our client account bank details over the phone. Nevertheless, we will never inform you of changes to our bank details by e-mail.