

## REPORT ON TITLE

**PROPERTY: { MERGEFIELD FW CP PROPINFO FW PROP1 \f ",  
"}{ MERGEFIELD FW CP PROPINFO FW PROP2 \f ", "}{  
MERGEFIELD FW CP PROPINFO FW PROP3 \f ", "}{  
MERGEFIELD FW CP PROPINFO FW PROP4 \f ", "}{  
MERGEFIELD FW CP PROPINFO FW POSTCODE }**

**{ DATE \@ "dd MMMM yyyy" \\* MERGEFORMAT }**

The purpose of this report is to highlight important information about the property you are purchasing, before you are legally committed to buy it.

It is important that if you have any queries regarding the condition/structure of the property that you discuss these with a surveyor or other specialist prior to exchange of contracts. I will of course be happy to discuss any legal questions you may have.

### **Title to the Property**

The property you are buying is { MERGEFIELD FW\_CP\_PROPINFO\_FW\_PROP1 \f ", "}{ MERGEFIELD FW\_CP\_PROPINFO\_FW\_PROP2 \f ", "}{ MERGEFIELD FW\_CP\_PROPINFO\_FW\_PROP3 \f ", "}{ MERGEFIELD FW\_CP\_PROPINFO\_FW\_PROP4 \f ", "}{ MERGEFIELD FW\_CP\_PROPINFO\_FW\_POSTCODE }. It is registered at the Land Registry under Title Number(s) { MERGEFIELD FW\_CP\_PROPINFO\_FW\_TITLE1 }{ MERGEFIELD FW\_CP\_PROPINFO\_FW\_TITLE2 \b ", "}{ MERGEFIELD FW\_CP\_PROPINFO\_FW\_TITLE3 \b " and "}. A copy of the Title Document and Plan has already been provided to you.

The property is edged red on the Land Registry plan provided. The Title Document contains details of the covenants ("restrictions") which you must abide by, together with any easements ("rights") you may have.

The rights which benefit the property are set out in the Title Register/Schedule of the Conveyance/Transfer.

The Charges Register/Schedule X to the Conveyance/Transfer shows any rights adjoining properties may have over this property.

I wish to highlight the following important covenants and easements:

The Seller has noted the boundaries they have maintained in the Property Information Form. However, the title to the property states you should maintain X boundaries.

### **Seller's CPSE Forms**

I have already provided you with copies of these forms. You should read through the forms carefully and ensure you are happy with the replies given. I am happy to raise further enquiries with the Seller's Solicitor should you require further clarification of any answers within the forms. Please note that it is important that any queries you have are raised and dealt with satisfactorily before exchange of contracts. Once you have exchanged, you will be committed to buy the property, or face losing your 10% deposit.

You should also note that the Seller cannot guarantee the structure of the property. It is down to your investigation to satisfy yourself as to the structure. If you have any doubts, you should instruct a surveyor or other professional.

It is often the case that where a Guarantee for works to the property has been provided, the trading body has ceased trading. This will often result in the Guarantee being worthless. I have not made any enquiries in this regard, however if you would like me to check they are still trading, I would be happy to discuss the additional costs of doing so. Alternatively, you may make your own enquiries.

### **Buildings Insurance**

Please be aware that it is your responsibility (and usually a condition of any mortgage you take) to insure the property from the date of exchange. You should take out contents insurance (if you wish) from the date of completion, or date you move your furniture into the property of this is before completion.