



Registration of a Charge

Company name: **COMPASS PROPERTY HOLDINGS LTD**

Company number: **11185361**



X80B0BDT

Received for Electronic Filing: **01/03/2019**

Details of Charge

Date of creation: **28/02/2019**

Charge code: **1118 5361 0001**

Persons entitled: **PARAGON BANK PLC**

Brief description: **1B DREWSTEAD ROAD, LONDON, S16 1LY**

Authentication of Form

This form was authorised by: **a person with an interest in the registration of the charge.**

Authentication of Instrument

Certification statement: **I CERTIFY THAT THE ELECTRONIC COPY INSTRUMENT
DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION
IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **DEAN WILSON LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 11185361

Charge code: 1118 5361 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 28th February 2019 and created by COMPASS PROPERTY HOLDINGS LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 1st March 2019 .

Given at Companies House, Cardiff on 4th March 2019

The above information was communicated by electronic means and authenticated
by the Registrar of Companies under section 1115 of the Companies Act 2006



Companies House



**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**

JULY | 2017

Legal charge

Paragon Bank PLC

☎ 0345 849 4040 📠 0345 849 4041

@ btlenquiries@paragonbank.co.uk



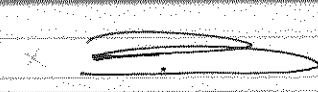
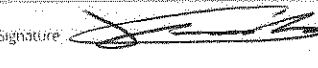
💻 www.paragonbank.co.uk

LEGAL CHARGE - Paragon Bank PLC

Account number	5180632		Date	28022019	
Lender	Paragon Bank PLC				
Registered office	51 Homer Road, Solihull, West Midlands B91 3QJ			Registered No.	05390593
Borrower	COMPASS PROPERTY HOLDINGS LIMITED <small>Registration No. (if applicable)</small>				
Property	1B DREWSTEAD ROAD LONDON SW16 1LY <small>Title No. SGL358283</small>				
Mortgage Condition	The Paragon Buy-to-let Mortgage Conditions (Second Edition)				

- Expressions used in this Legal Charge have the same meanings given to them in the Mortgage Conditions. Where any of the covenants or agreements contained in this Legal Charge are given by more than one person they shall be treated as having been given by those persons jointly and severally.
- The Borrower with full title guarantee charges the Property (including the gross rents, licence fees and any other money at any time derived from the Property) BY WAY OF LEGAL MORTGAGE with the payment of the Secured Amount.
- This Legal Charge incorporates, and is subject to, the Mortgage Conditions and the Offer and the Borrower covenants with the Lender to observe and comply with, and be bound by, the Mortgage Conditions and the Offer.
- This Legal Charge is a continuing security for the payment and discharge of the Secured Amount.
- This Legal Charge is made for securing further loans and the Lender is under an obligation to make further advances. Application is made by the Lender to Chief Land Registrar for a note to be entered on the registered title of the Property to that effect.
- The Borrower applies to the Chief Land Registrar for a restriction to be registered against the registered title to the effect that no disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated [/ /] in favour of Paragon Bank PLC Limited referred to in the charges register.

Signed as a deed by the Borrower or Executed as a deed by the Borrower acting by a Director / Member

Borrower / Director / Member 1  Witness  Name (in BLOCK CAPITALS) JACOB COOK Address F6 BURLINGTON HOUSE LONDON SW6 4NS	Borrower / Director / Member 2  Witness  Name (in BLOCK CAPITALS) JACOB COOK Address F6 BURLINGTON HOUSE LONDON SW6 4NS
Borrower / Director / Member 3 Witness Signature Name (in BLOCK CAPITALS) Address	Borrower / Director / Member 4 Witness Signature Name (in BLOCK CAPITALS) Address

Form of Legal Charge filed at the Land Registry under reference

MD1413H

PARAGON 51 HOMER ROAD, SOLIHULL, WEST MIDLANDS B91 3QJ

0345 849 4040

0345 849 4041

bt.enquiries@paragonbank.co.uk

www.paragonbank.co.uk

Certificate

To: Paragon Bank PLC and any person deriving any legal or equitable rights under or through you.

I confirm that I am a solicitor holding a current practicing certificate and I have interviewed the **Guarantor** (in the absence of any other person connected with the proposed mortgage transaction) and advised the **Guarantor**:

1. of the nature of the proposed mortgage transaction and the risks involved for the **Guarantor**;
2. that the purpose of many of the provisions of the Guarantee is to negative rights and protections which the **Guarantor** might otherwise have enjoyed under the law so that in effect the **Guarantor** is put as closely as possible in the position of being equally liable for the **Borrower's** obligations to you; and
3. in addition to the general advice given under 1 and 2:
 - (a) of the amount of the loan;
 - (b) that all moneys due to you from the **Borrower** under or in connection with the loan and the legal charge will be covered by the Guarantee including any further advance and costs;
 - (c) that there is no cap on the **Guarantor's** liability and that there is no option to terminate liability;
 - (d) that if the **Guarantor** is giving the Guarantee on the assumption that other guarantors will be giving, and be bound by, the Guarantee the **Guarantor** will still be liable for the full debt due from the **Borrower** even if the other guarantors do not enter into the Guarantee or, if they do, they are not bound or are released by you;
 - (e) that if there are other guarantors, the **Guarantor** will be jointly and severally liable with those other guarantors and that you have an absolute discretion in deciding which of these you pursue, when and for what amounts;
 - (f) that you do not have to exhaust your remedies against the **Borrower** or any other guarantors before claiming against the **Guarantor** under the Guarantee and that whilst money is outstanding to you from the **Borrower**, the **Guarantor** cannot take or enforce any security from or against the **Borrower**;
 - (g) that the Guarantee includes an indemnity so that the **Guarantor's** obligations are valid even if the **Borrower's** are not;
 - (h) that the Guarantee will bind the **Guarantor's** estate.

So far as I could tell the **Guarantor** understood the advice given.

Solicitor

Date

Official stamp

I confirm I have been given, and understood, the advice above.

Do not wish to receive advice.

Guarantor

Date

9.1.19

9.1.19

Witness *Andrew* **ANDREW SMART**
Flat 11, 19 St Alphonsus Road, London, SW4 7AW



