



**Registration of a Charge**

Company Name: **LFL LAND AND PROPERTY LTD**

Company Number: **13413429**



Received for filing in Electronic Format on the: **21/03/2022**

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**Details of Charge**

Date of creation: **15/03/2022**

Charge code: **1341 3429 0004**

Persons entitled: **CHARTER COURT FINANCIAL SERVICES LIMITED**

Brief description: **36 HANNAM BOULEVARD, SPALDING, PE11 1LB (REGISTERED AT HM LAND REGISTRY WITH TITLE NUMBER LL142864)**

**Contains negative pledge.**

**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 SAVE FOR MATERIAL REDACTED PURSUANT TO S.859G OF THE COMPANIES ACT 2006 THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **ROYTHORNES LIMITED**



## **CERTIFICATE OF THE REGISTRATION OF A CHARGE**

Company number: 13413429

Charge code: 1341 3429 0004

The Registrar of Companies for England and Wales hereby certifies that a charge dated 15th March 2022 and created by LFL LAND AND PROPERTY LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 21st March 2022 .

Given at Companies House, Cardiff on 24th March 2022

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**

# Mortgage deed

**The Lender:** Charter Court Financial Services Limited (incorporated in England and Wales with company number 06749498 and having its registered office at 2 Charter Court, Broadlands, Wolverhampton, WV10 6TD and trading as **Precise Mortgages**) together with its transferees, successors and assigns (including any legal or equitable assignee of the mortgage, whether by way of absolute assignment or by way of security only) and including those deriving title under it or them.

This Mortgage Deed is made on the Date between the Borrower and the Lender. All capitalised terms have the meaning given to them in the Conditions, unless otherwise defined.

Date: 15 March 2022	Application reference number: M2000275403
The Borrower(s): LFL Land And Property Ltd ('you', 'your')	
Company Number (if applicable): 13413429	
The Conditions: Precise Mortgages General Mortgage Conditions 2018 England & Wales	
The Property: 36 Hannam Boulevard, Spalding, PE11 1LB, United Kingdom	
Title number: LL 142864	

1. This Mortgage Deed incorporates the Conditions, the terms of the Mortgage Offer and the Tariff of Mortgage Charges and the Borrower acknowledges receipt of such documents. The Borrower agrees to be bound by the Conditions, the terms of the Mortgage Offer and the Tariff of Mortgage Charges.
2. The Borrower charges the Property with full title guarantee by way of legal mortgage as continuing security for the Amount Owed and All Other Debt.
3. This Mortgage is made for securing Additional Borrowing and re-advances.
4. The Borrower and the Lender apply to the Chief Land Registrar for the registration against the registered title of a restriction in the following form: "No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge not being a charge registered before the entry of this restriction is to be registered without a written consent signed by the proprietor for the time being of the charge dated 15.3.2022 in favour of Charter Court Financial Services Limited referred to in the charges register."

## FOR USE BY INDIVIDUAL BORROWERS

Signed and delivered as a deed in the presence of witnesses:

Your signatures	Signature, name and address of each witness (the signature of each borrower must be witnessed separately)
Your signature:	Witness' signature:
Full name:	Name: (IN BLOCK CAPITALS) Address:
Your signature:	Witness' signature:
Full name:	Name: (IN BLOCK CAPITALS) Address:

**FOR USE BY LIMITED COMPANY BORROWERS**

<b>Executed as a deed by affixing the Common Seal of:</b>	
(Borrower)	<b>Affix Company Seal</b>
<b>In the presence of:</b>	<b>In the presence of:</b>
Signature of Director	Signature of (Director/Company Secretary)

Executed as a deed by:	
LFL LAND AND PROPERTY LTD (Borrower)	
Acting by:	
XSL [Redacted] STEPHEN CHRISTOPHER LASH Signature of Director	XLC [Redacted] LAURA ELIZABETH CLARK Signature of (Director/Company Secretary)

<b>Executed as a deed by:</b>	<b>Acting by a Director in the presence of :</b>
	Signature of Director: _____
	Signature of witness: _____
	Name (IN BLOCK CAPITALS): _____
	Address: _____ _____ _____
(Borrower)	



# General Mortgage Conditions

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2018 (England and Wales)

# Contents

Condition Number		Page Number
<b>Part 1:</b>	<b>Understanding These Conditions</b>	<b>4</b>
1	Definitions	4
<b>Part 2:</b>	<b>Your Agreement with Us</b>	<b>6</b>
<b>Part 3:</b>	<b>A Summary of Your Responsibilities and Our Rights</b>	<b>7</b>
<b>Part 4:</b>	<b>General</b>	<b>8</b>
2	Joint Mortgages	8
3	About your Mortgage Offer	8
4	Fees	9
5	The Mortgage	9
6	Communications between Us	9
7	Higher Lending Charge	10
8	Delay	10
9	Not used	10
10	Law	10
11	The Entire Agreement	10
12	Our Right to Transfer	10
13	Third Party Rights	10
<b>Part 5:</b>	<b>Loan and Payment Conditions</b>	<b>11</b>
14	The Loan and Payment Terms	11
15	Paying back the Amount Owed	11
16	Interest-Only Loans	11
17	Changes in the Monthly Payments	12
18	Interest	12
19	Changes to the Rate of Interest	13
20	Early Repayment	13
21	Our Expenses	14
22	DWP Overpayments	14
23	Demanding Immediate Repayment	14
24	Amounts you still owe at the end of the Mortgage Term	15
25	Additional Borrowing	15
26	Application of Payments	15



Condition Number	Page Number
<b>Part 6: Mortgage and Property Conditions</b>	<b>15</b>
27 Your Mortgage	15
28 The Property	15
29 Insurance	16
30 Leasehold Properties	17
31 Management Companies	17
<b>Part 7: Our Powers</b>	<b>18</b>
32 Enforcing our rights	18
33 Appointing a Receiver	18
34 Power of Attorney	19
35 Shortfall	19
36 Money held on your behalf under another Mortgage	19
37 If we are in breach of our Agreement with You	20

This booklet sets out the **General Mortgage Conditions** that apply to your **Loan**. They are the conditions on which we are prepared to lend any money to you so it is very important that you read them carefully and make sure that you fully understand them. If you do not understand anything in this booklet, or any of the other documents we provide for your **Loan**, you must ask us, your mortgage/credit intermediary or your legal adviser to explain them to you.

In these **General Mortgage Conditions** we often use words or phrases that have special meanings. If a word or phrase is in **bold**, this means it has the meaning shown in Part 1.

The **General Mortgage Conditions** apply to your **Loan** whether it is secured by a first, second or other charge on the **Property**. We can vary the **General Mortgage Conditions** by using **Offer Conditions** in which case the **Offer Conditions** will take priority over the **General Mortgage Conditions**.

# Part 1: Understanding These Conditions

## 1 Definitions

1.1 Certain words and phrases (in bold) in these General Mortgage Conditions have the following meanings:

<b>Account</b>	The account we keep to record what you owe us under the Agreement, and the payments you owe us and make to us under the Agreement and any other money we receive to reduce the outstanding balance of the Amount Owed.
<b>Additional Borrowing</b>	An extra amount we lend you and which is secured by the Mortgage.
<b>Additional Borrowing Offer</b>	An offer from us to lend you an extra amount to be secured by the Mortgage.
<b>Advance</b>	Any amount we have agreed to lend you under the Agreement.
<b>Agreement</b>	The agreement between you and us for the Loan. The Agreement is made up of all the terms set out in the documents listed or referred to in condition 1.2.
<b>All Other Debt</b>	Any money other than the Amount Owed which you owe us under any existing agreement made with us which is secured over any other land or building (other than the Property) (for example, another mortgage you have with us) or any future agreement made with us after Completion.
<b>Amount Owed</b>	The total amount that you owe us from time to time under the Agreement including the Advance and any Additional Borrowing you have not repaid and unpaid Capital, Interest, Fees and Expenses.
<b>Bank of England Base Rate</b>	The Bank of England's base rate of interest (or any other interest rate set by a UK-based financial institution which we reasonably specify as comparable in the event that the Bank of England Base Rate should cease to exist or be published) which may vary from time to time. But if the Bank of England Base Rate (or any other interest rate referred to) is 0% or less, then, for the purposes of calculating your Rate of Interest, we will treat the Bank of England Base Rate (or any other interest rate referred to) as 0% and apply the Margin to that.
<b>Business Day</b>	Any day other than Saturdays, Sundays or bank holidays in England and Wales.
<b>Buy-to-Let Loan</b>	A Loan where the Mortgage Offer prohibits you or a person related to you from living in the Property and requires you to let the Property.
<b>Capital</b>	The money we have lent you (such as the Advance and any Additional Borrowing) under the Agreement together with any other amount we have added to the Capital and that you have not yet repaid.
<b>Capital Repayment</b>	A repayment of Capital you owe to us.
<b>Certificate of Title</b>	The certificate of title document, which our solicitor or licensed conveyancer will send to us before Completion to confirm: <ol style="list-style-type: none"> <li>1. who owns the Property and details of the transaction;</li> <li>2. that all the checks in relation to the condition, value or title of the Property we have asked our solicitor or licensed conveyancer to carry out have been completed and the results are satisfactory;</li> <li>3. that any adult occupiers in the Property who are not also borrowers have agreed to postpone any interest they have in the Property to us, and</li> <li>4. that you wish to accept the Mortgage Offer.</li> </ol>
<b>Completion</b>	The date on which the first Advance is sent to you, your creditors, or our legal adviser under condition 3.6.
<b>Customer Service Number</b>	Any phone number we give you.
<b>Disposal</b>	Any sale, transfer, assignment, charge or other disposition.
<b>Early Repayment Charge</b>	A charge we may make when all or part of the Capital is repaid before the end of the Mortgage Term. The charge is set out in the Mortgage Offer.
<b>Electronic Funds Transfer</b>	Transferring money electronically.
<b>Expenses</b>	Those expenses listed in condition 21.
<b>Fees</b>	Those fees listed in the Tariff of Mortgage Charges. We may change the Fees from time to time under condition 4.
<b>Fixed Rate</b>	The interest rate you pay during the Fixed-Rate Period for a Fixed-Rate Loan.
<b>Fixed-Rate Loan</b>	A Loan shown in the Mortgage Offer as a Fixed-Rate Loan.
<b>Fixed-Rate Period</b>	The time for which the interest on a Fixed-Rate Loan is fixed at a set rate.
<b>General Mortgage Conditions</b>	The conditions set out in this booklet. A reference to a numbered condition is to that condition in this booklet.





<b>Interest</b>	The interest we charge on the Amount Owed or any part or parts of the Amount Owed.
<b>Interest-Only Loan</b>	A Loan shown in the Mortgage Offer as an Interest-Only Loan. The Monthly Payments are interest-only and do not include repaying any of the Capital.
<b>LIBOR</b>	<p>The ICE Benchmark Administration Limited's London Inter-bank Offered Rate (previously known as the BBA LIBOR rate) being the rate (as determined below) at which sterling deposits are offered for a three month period by prime banks in the London inter-bank market quoted at or about 11am (London time) on the LIBOR Setting Date. The rate is:</p> <p>(i) the rate quoted on the appropriate page of the Telerate Monitor Screen or any such screen or service that may replace it; or</p> <p>(ii) if either LIBOR ceases to exist or to be published by ICE Benchmark Administration Limited, references to LIBOR in this Agreement shall be interpreted as a reference to any other variable rate of interest set by a UK-based financial institution which we reasonably specify as comparable to LIBOR previously published by ICE Benchmark Administration Limited,</p> <p>in each case:</p> <p>(a) rounded up to two decimal places (so for example, if the rate is 7.05321%, LIBOR will be 7.06%), and</p> <p>(b) for the purpose of calculating your Rate of Interest under these Conditions, not less than 0%.</p>
<b>LIBOR Setting Date</b>	12th March, 12th June, 12th September and 12th December each year (or if such day is not a Business Day, the previous Business Day).
<b>Loan</b>	The initial Advance we make to you, and any Additional Borrowing we lend you now or in the future.
<b>Margin</b>	A margin above or below the Standard Variable Rate of Interest, LIBOR or the Bank of England Base Rate (as applicable) as set out in the Mortgage Offer.
<b>Month</b>	The period from a Payment Date to the day before the next Payment Date (inclusive).
<b>Monthly Payment</b>	The payment you must make to us every Month. The amount of the initial payment is set out in the Mortgage Offer and is the payment which you must pay under condition 14.7. We may change the Monthly Payment, including the initial payment, in accordance with condition 17.
<b>Mortgage</b>	Our security over the Property, as described in the Mortgage Deed.
<b>Mortgage Application</b>	The application you make and any information you (or someone acting for you) give us so that we can complete your Loan or lend you additional money.
<b>Mortgage Deed</b>	The legal document you sign to give us the Mortgage over the Property as security for the Amount Owed and All Other Debt.
<b>Mortgage Illustration</b>	An illustration provided to you before you submit a Mortgage Application to us detailing the features of the proposed Loan, Fees payable and the Monthly Payment.
<b>Mortgage Offer</b>	Our written offer to give you a Loan or Additional Borrowing to be secured by the Mortgage. The reference to Mortgage Offer includes reference to any Additional Borrowing Offer.
<b>Mortgage Term</b>	The period of time shown in the Mortgage Offer which we give you to pay off the Loan.
<b>Offer Conditions</b>	The Offer Conditions set out in the Mortgage Offer.
<b>Payment Date</b>	<p>The day on which you must make the Monthly Payment to us. The first Payment Date will be the same date of the calendar month following Completion as the date in the calendar month in which Completion occurs. All subsequent Payment Dates will be on the same Monthly date of Completion unless Completion took place on the 29th, 30th or 31st day of a calendar month, in which case, in those calendar months when there is no such date, the Payment Date will be the last day of that calendar month.</p> <p>We may change the Payment Date in accordance with condition 14.8. For example, if Completion takes place on the 15th May, your first Payment Date would be 15th June and subsequent Payment Dates would be on the 15th day of each subsequent Month during the Mortgage Term.</p>
<b>Property</b>	The Property described in the Mortgage Deed over which we will take a Mortgage as security for the Amount Owed and All Other Debt.
<b>Property Inspection Report</b>	A report issued by a valuer after carrying out a physical inspection of the Property, which tells us what condition the Property is in and how much it is worth (its value).
<b>Rate of Interest</b>	The rate or rates of interest that will apply to the Loan. The initial rate or rates of interest are stated in the Mortgage Offer although these rates may change before Completion under condition 3.3. The rate or rates of interest may change after Completion in accordance with condition 19.

<b>Reversionary Rate of Interest</b>	The Rate of Interest that you will pay after the expiry of any initial Rate of Interest stated in the Mortgage Offer. This may be a rate linked to the Bank of England Base Rate, LIBOR or the Standard Variable Rate of Interest and is subject to change under condition 19.
<b>Savings Plan</b>	An investment policy or savings plan you have chosen to pay off the Capital on an Interest-Only Loan by the end of the Mortgage Term.
<b>Standard Variable Rate of Interest</b>	The standard variable rate of interest that we charge on your Loan which can be changed by us at any time whether on, before or after Completion for any of the reasons in condition 19.1.1. We may have a different Standard Variable Rate of Interest for different mortgage products.
<b>Tariff of Mortgage Charges or Tariff of Charges</b>	The tariff of fees we charge in connection with your Loan as sent to you from time to time. The tariff can be changed by us from time to time under condition 4.
<b>we, us, our, the Lender</b>	Charter Court Financial Services Limited (incorporated in England and Wales with company number 6749498 or Charter Mortgages Limited (incorporated in England and Wales with company number 06749495) each having its registered address as 2 Charter Court, Broadlands, Wolverhampton, WV10 6TD) and their successors and any other person who is for the time being entitled at law to the benefit of the Loan or Mortgage. We will tell you in your Mortgage Offer and the Mortgage Deed which company is the Lender for the purposes of the Mortgage.
<b>you, your, yourself</b>	The person (or people) named in the Mortgage Deed as the borrower. If there is more than one borrower, 'you', 'your' and 'yourself' refer to each borrower jointly and individually. They will also refer to anyone who takes over your legal rights or duties (for example, a personal representative the Property passes to if you die)

## Part 2: Your Agreement with Us

### 1.2 The Agreement between you and us is made up of:

- a) the declaration you have provided in the Mortgage Application;
- b) these General Mortgage Conditions;
- c) the Mortgage Offer;
- d) any Offer Conditions;
- e) the Mortgage Deed; and
- f) the Tariff of Mortgage Charges,

and includes any amendment to any of the above made under the provision of these General Mortgage Conditions (together all these terms are referred to as the 'Agreement'). We may, from time to time, agree with you in writing changes to the terms and conditions of this Agreement or make changes to the terms and conditions of this Agreement for any of the following reasons:

- a) to respond to changes in your circumstances;
- b) to take account of changes in the costs of running our business;
- c) to provide additional services or to take into account changes in how we operate this Agreement;
- d) to reflect changes in industry practices;
- e) to meet our legal and / or regulatory obligations;
- f) to correct errors, omissions, inaccuracies or ambiguities; or
- g) to reflect changes in our systems, processes or as a result of the introduction of new technology

provided that we reasonably believe that the change will not be materially disadvantageous to you over the Mortgage Term. We will tell you about such changes by writing to you and giving you no less than 30 days' notice before the change takes effect.

### 1.3 If there are any differences between these General Mortgage Conditions and the Mortgage Offer or the Offer Conditions, the Mortgage Offer and the Offer Conditions will always take priority.

Because these General Mortgage Conditions form part of the Agreement between you and us, we recommend that you keep this booklet in a safe place in case you want to refer to it later on.



# Part 3: A Summary of Your Responsibilities and Our Rights



This condition contains a summary of some of the **General Mortgage Conditions**. It is a summary only and does not replace anything in the **Agreement**. You must still read the whole of this booklet.

## 1.4 What you must do:

- a) You must repay to us the **Amount Owed** under the **Agreement** by the end of the **Mortgage Term** and in line with the **Agreement**.
- b) You must make the **Monthly Payments** on the **Payment Date** and by direct debit.
- c) You must pay any fees stated in your **Mortgage Illustration** before we make the **Loan**. Your **Mortgage Illustration** will state whether or not any such fees are refundable if you decide not to go ahead with the **Loan**.
- d) If any part of the payment method in the **Mortgage Offer** is interest-only and you have chosen not to make repayments of the **Capital** of the **Loan** (or any part that is interest-only), you will still need to make separate arrangements to repay the **Capital**, which may be by way of a sale of the **Property** or other property owned by you. An **Interest-Only Loan** does not include any payments you may need to make to a **Savings Plan** to build up a lump sum to repay the amount you borrowed. Instead, it assumes you will pay off the amount borrowed as a lump sum at the end of the **Mortgage Term**. It is important that you make sure there is a suitable arrangement, such as a **Savings Plan**, in place as it is your responsibility to repay the **Loan** at the end of the **Mortgage Term**.
- e) You must take out and maintain during the **Mortgage Term** adequate buildings insurance to cover loss and damage to the **Property**. This means that, among other things, you must pay the **Property** buildings insurance premiums on time.
- f) You must keep the **Property** in good repair at all times.
- g) You must not give any person rights or create another mortgage over the **Property**, or let (unless your **Loan** is a **Buy-to-Let Loan**) or part with possession of the **Property** or any part of it.
- h) You must get our permission before altering or extending the **Property**. You must use the **Property** only as your home, unless your **Loan** is a **Buy-to-Let Loan**.
- i) You must keep to any restrictions mentioned in the **Property's** title deeds, and any planning laws and building regulations that apply to the **Property**.
- j) You must repay all of the money you owe us under the **Agreement**:
  - at the end of the **Mortgage Term**;
  - earlier if you sell the **Property** or choose to remortgage it; or
  - if you fail to keep to the **Agreement**.
- k) You must keep us informed of your address for correspondence.

## 1.5 What we may do:

- a) If you fail to make any **Monthly Payments** or you do not keep to any of your responsibilities under the **Agreement**, we can appoint receivers or we may ask a court for an order so that we can take possession of and sell the **Property**. If we have to sell the **Property**, we will sell it for the best price we can reasonably get at that time.
- b) If we sell the **Property** for less than the **Amount Owed**, we can recover from you any balance of the **Amount Owed** that remains outstanding and any **Expenses** we reasonably incur. We can charge interest on that balance and those **Expenses** under this **Agreement** at the **Rate of Interest** and recover that interest and **Expenses** from you even if we have obtained a court order requiring you to pay the whole or part of the **Amount Owed**.
- c) As we mentioned above, it is your responsibility to insure the **Property** at your own expense. We may ask you at any time to provide details of the buildings insurance cover and evidence that the buildings insurance is in place.

## 2 Joint Mortgages

If two or more of you are named in the Mortgage Deed as borrowers, the Mortgage will be a joint Mortgage and the following terms will apply:

- a) You are individually responsible for following the terms of the Agreement, including, for example, making sure that the Monthly Payments are made. You are individually responsible for ensuring that the entire Amount Owed is repaid. If you break the terms of the Agreement, we can take action against either or all of you. Any arrangements we make with one or some of you will not affect our rights against the other(s) or any responsibilities of the other(s) under the Agreement.
- b) You must read the Agreement carefully as it applies equally to all of you.
- c) We may give any information about the Loan and any transactions (including any changes you ask for, such as Additional Borrowing) to any of you.
- d) Any of you may instruct us to repay a joint mortgage account (see also g below).
- e) If any of you dies, we can treat the survivor(s) as fully liable to meet the responsibilities you have under the Agreement. We will amend the joint Account to an Account under the Agreement in the survivor(s)' name(s).
- f) If you all share the same address, we may write to you all together. This may be by way of a single notice, correspondence, or statement addressed to you all or separate correspondence, notices or statements addressed to you separately but sent together at the same time. If you are joint borrowers and have different addresses, we will send a separate notice to all addresses as long as you have provided this information.
- g) If your Loan is portable, and only one of you exercises the option to transfer the Loan to a new Property, we will require written consent to the transfer from all of you. Details as to whether your Loan is portable can be found in the Mortgage Offer.

## 3 About your Mortgage Offer

- 3.1 There is no binding legal agreement between you and us until we make the Advance. This means that until we make an Advance, the following apply:

- a) You do not have to go ahead with the Loan.
- b) Any Mortgage Offer will cease to have effect if we send you a new Mortgage Offer, at your request or with your agreement, before making the Advance the subject of the previous Mortgage Offer.
- c) We may withdraw our Mortgage Offer and decline to make the Advance in one or more of the following circumstances (we can do this immediately and without telling you, but we will notify you about the withdrawal of our Mortgage Offer if we reasonably can):
  - (i) There has been a material change in your circumstances since the date of the Mortgage Offer which is likely to have a material impact on your ability to afford the Loan and had we been aware of the change we would not have provided the Mortgage Offer to you or would have provided it to you for a lower amount. Examples of the situations when we may withdraw a Mortgage Offer for these reasons include:
    - A) your income falls or your outgoings increase. For example, you lose your job, there is a reduction in your working hours or you apply for further borrowing from us or another lender;
    - B) you are subject to personal insolvency proceedings such as you have a petition presented for your bankruptcy;
    - C) you separate from your partner or commence divorce proceedings, or
    - D) there is a significant detrimental change in the state of your health which has an impact on your ability to afford the Loan.
  - (ii) We discover that you or someone acting on your behalf has intentionally:
    - A) provided us with untrue, inaccurate or incomplete information as part of your application for the Loan and we have used this information in deciding whether to provide the Mortgage Offer to you, or
    - B) withheld information which we have requested from you as part of your application for the Loan and had we been aware of the relevant information, we would not have provided the Mortgage Offer to you.
  - (iii) If we reasonably suspect you are involved in any criminal or fraudulent activity or you are convicted of a serious criminal offence and, had we been aware of the criminal or fraudulent activity or offence, we would not have provided the Mortgage Offer to you or would have provided the Mortgage Offer to you for a lower amount.
- (iv) Our legal adviser tells us that it cannot provide us with a clear Certificate of Title, any adult occupier or intended occupier of the Property has not agreed to postpone their interest in the Property or the legal adviser cannot comply with our instructions in relation to the Mortgage Offer.
- (v) There is a change to the condition, value or title to the Property or we revalue the Property after the date of the Mortgage Offer and such change or revaluation has a material impact on the suitability of the Property as security for the Loan.
- (vi) We are no longer permitted to lend the money to you due to our regulator removing or restricting our permission to lend.

- 3.2 If we withdraw the Mortgage Offer, we will tell you as soon as reasonably possible after doing so.
- 3.3 We may change the Monthly Payment and Rate of Interest set out in the Mortgage Offer before Completion in circumstances where we would be able to make these changes after Completion. If we make such changes, we will notify you of this in accordance with conditions 17 or 19 as appropriate.
- 3.4 You must notify us immediately if your circumstances change before we release the Advance or there is any material change in the information you have (or someone acting for you has) supplied to us in the Mortgage Application.
- 3.5 If you are happy with the terms of the Mortgage Offer and wish to proceed to Completion you should inform your legal adviser. Our legal adviser will confirm to us in the Certificate of Title that you wish to accept the Mortgage Offer.
- 3.6 We will not release the Advance until we are ready and any legal adviser we have instructed has provided to us a clear Certificate of Title. We will release the Advance to any legal adviser we have acting for us but only if your legal adviser has requested the Advance is released. Interest will be payable on the Advance from Completion even if it is released to our legal adviser at your legal adviser's request before you need to use it.
- 3.7 You must make the Monthly Payments by direct debit. You must complete a direct debit mandate as part of the Mortgage Application. Completion will be delayed if we do not have your bank details.

## 4 Fees

- 4.1 You must pay any reasonable Fees we charge arising in connection with the Agreement when we ask you to pay them.
- 4.2 Our Fees will be detailed in the Mortgage Offer or in our Tariff of Mortgage Charges which we will send to you with the Mortgage Offer. We will send you a copy of our Tariff of Mortgage Charges each year and at any other time if you ask for a copy. We may change the amount of Fees we charge or add or remove Fees from the Tariff of Mortgage Charges we publish in order to reflect changes in our operating costs or the costs of doing the work for which the Fee is charged. Any Fees incurred by you and not paid immediately will be added to the Amount Owed by you but you do not have to pay interest on Fees.

## 5 The Mortgage

- 5.1 Before Completion can take place you must sign a Mortgage Deed giving us a legal charge over the Property: this will be a first or second charge as specified in the Mortgage Offer and will be our security for the Loan and any Additional Borrowing we make.
- 5.2 Any existing mortgage on the Property must be paid off before the Mortgage Deed is completed unless we otherwise agree.

## 6 Communications between Us

- 6.1 You can telephone us at any time between 9am and 5pm on any Business Day on the Customer Service Number. If our contact details change, we will let you know.
- 6.2 We may record or monitor telephone conversations:
- to make sure we carry out your instructions accurately;
  - to help us maintain the quality of our service; and
  - for security and training purposes.
- 6.3 You can also write to us at our contact address, PO Box 6037, Wolverhampton WV1 9QW, unless we say otherwise. If our contact address changes, we will tell you. If you send us any original, valuable or important documents, we recommend that you use special delivery or a similar service.
- 6.4 We may contact you using the most recent e-mail address, permanent postal address or phone number you have given us. You will have to accept (and, as appropriate, must follow) any notice we send you at the last relevant address you have given us. We will not send any confidential information to you by e-mail.
- 6.5 When we are required to give notice to you, for example to notify you of changes to the Rate of Interest or the Monthly Payment, we will do so by:
- post addressed to you at the correspondence address you provide or at the Property (Any notice given will be considered to be received by you 48 hours after posting); or
  - any other reasonable method available by law.



**6.6** You must tell us if your contact details change by:

- a) writing to us at our contact address referred to in condition 6.3; or
- b) using the Customer Service Number.

**6.7** We will communicate with you in English and all documents we send you and use will be in English.

## **7 Higher Lending Charge**

Sometimes a Mortgage Offer will indicate that a higher lending charge is to be made. This charge helps to cover the additional risks to us involved in lending where an Advance is a high percentage of the value of the Property. We use this charge to cover our risks of high percentage lending by purchasing insurance or by contributing to a separate fund to protect us against this risk. This is for our protection not yours. If you pay the higher lending charge, the charge is not refundable. If we purchase insurance and make a claim for loss on the insurance policy in relation to your Mortgage, the insurer may pursue you for that loss or part of it.

## **8 Delay**

If we relax any term of the Agreement for you or we delay in enforcing any of our rights under the Agreement this will not prevent us from enforcing them strictly at any time.

## **9 Not used**

## **10 Law**

The Agreement is governed by the laws of England and Wales. The courts of England and Wales will deal with any claim, dispute or difference arising from the Agreement.

## **11 The Entire Agreement**

These General Mortgage Conditions, the declaration in the Mortgage Application, the Mortgage Offer and any Offer Conditions, the Mortgage Deed and the Tariff of Mortgage Charges comprise all the terms agreed between you and us for the Loan. As a result, it is very important that you read all of these documents carefully to make sure that they reflect your understanding of the arrangement between you and us.

## **12 Our Right to Transfer**

**12.1** From time to time we may, or may agree to, sell, transfer, assign, charge or otherwise dispose of, in whole or in part, any Loan, Mortgage or other related security to any person or organisation.

**12.2** You agree to each Disposal under condition 12.1 that we may make and you understand and agree that we may do so without giving notice to you and without your consent.

**12.3** You understand that a Disposal under condition 12.1 typically involves us transferring all or some of the rights under the Loan, Mortgage or the related security to another person or organisation.

**12.4** You agree that we may provide information about your (i) Mortgage Application and any supporting documentation, (ii) Mortgage, Loan and any related security, (iii) any other information relating to the Property, (iv) the history and conduct of your Account, (v) the results of any statistical, monitoring or quality analysis activity that we may carry out on your Account from time to time and (vi) any other relevant information, (a) to any such person or organisation who does, or we believe wishes to, enter into any Disposal with us or who does or wishes to fund or otherwise be involved in any Disposal; (b) to any purchaser or potential purchaser of the Lender or any person who does or wishes to fund or otherwise be involved in any such purchase; and (c) to any person who was previously the Lender under this Agreement. We may provide that information at any time on, prior to or after any actual or potential Disposal under condition 12.1. You understand that we may provide such information to any such person or organisation including, but not limited to, credit reference agencies for the purpose of quality analysis.

**12.5** You agree that any transferee or assignee who has become the legal owner of the Loan or Mortgage may change the Tariff of Mortgage Charges applicable to your Loan and may set the Standard Variable Rate of Interest (if any) charged on the Loan independently of the rate set by us and any previous transferee or assignee.

## **13 Third Party Rights**

The Contracts (Right of Third Parties) Act 1999 does not apply to the Agreement. This means that, subject to condition 7, anyone who is not a party to the Agreement will have no rights under that Act in relation to the Agreement.



## 14 The Loan and Payment Terms

- 14.1** The Loan is made up of the Advance and any Additional Borrowing we may make.
- 14.2** The Amount Owed comprises the Advance and all of the money you owe to us now or in the future under the Agreement, including all Interest accrued or charged under this Agreement, any Additional Borrowing, and Fees and any Expenses you must pay in line with the Agreement.
- 14.3** Once we make the Advance, a legally binding Agreement is created between you and us.
- 14.4** Unless you have chosen an Interest-Only Loan, you must repay the Capital with Interest over the Mortgage Term of the Loan by making the Monthly Payments. You must repay the Amount Owed no later than the last day of the Mortgage Term. As your Monthly Payments do not include unpaid Capital, Interest, Fees or Expenses, you must repay any such unpaid amounts no later than the last day of the Mortgage Term unless we have added those unpaid amounts to the Capital before the end of the Mortgage Term.
- 14.5** If you have chosen an Interest-Only Loan, the Monthly Payment will comprise of only the payment of Interest on the Capital and not include any repayment of the Capital part of the Loan. You must repay the Amount Owed no later than the last day of the Mortgage Term. As your Monthly Payments do not include unpaid Interest, Fees or Expenses, you must repay any such unpaid amounts in addition to the Capital no later than the last day of the Mortgage Term unless we have added those unpaid amounts to the Capital before the end of the Mortgage Term.
- 14.6** We will take the Monthly Payments by direct debit from a current account you have told us that you would like the Monthly Payments taken from on the Payment Date or the next Business Day if the Payment Date is not a Business Day.
- 14.7** The first Monthly Payment is due on your first Payment Date. After that, Monthly Payments are due on the Payment Date in every Month until you pay off the Amount Owed. If the Payment Date is on a weekend or a bank holiday, the payment is due on the first Business Day following that date. If you fail to make the Monthly Payments on time, you will have to pay us Fees as contained in the Tariff of Mortgage Charges (this will not affect our other rights under the Agreement).
- 14.8** We may change the Payment Date at any time for the following reasons:
- a) to incorporate reasonable changes in our business;
  - b) to reflect changes in the practice of other mortgage lenders, or
  - c) to reflect technological changes.
- We will give you not less than two calendar months' notice in advance of any change we make to the Payment Date.
- 14.9** You may request a change to the Payment Date at any time after you have made your first Monthly Payment; we may agree to your request provided that:
- a) we are satisfied that your request is not an indicator of you being unable to make Monthly Payments;
  - b) there is no Month in which a Monthly Payment is not made, and
  - c) you make a single payment of Interest to us at the Rate of Interest for the period between the existing Payment Date and the new Payment Date.

## 15 Paying back the Amount Owed

- 15.1** You must repay the Amount Owed under the Agreement no later than the last day of the Mortgage Term. If any other condition requires you to pay any part of the Amount Owed earlier (for example, Monthly Payments, Fees and Expenses), you must comply with that condition.
- 15.2** You must repay the Amount Owed whether or not the money from selling the Property or any other security for it is enough to repay the Amount Owed.
- 15.3** You must repay all of the Amount Owed outstanding when the Property is sold. You must do this once the sale completes.

## 16 Interest-Only Loans

If the Loan or any part of it is an Interest-Only Loan, you must make suitable arrangements to pay off the Capital at the end of the Mortgage Term, which may be by way of a sale of the Property or other property owned by you. If you arrange a Savings Plan you must keep it in place to repay the Capital of the Loan. If your arrangement does not produce enough money to pay off the Capital at the end of the Mortgage Term, you will have to pay off the shortfall yourself. You must provide to us evidence of the Savings Plan at any time when we ask you for it.

## 17 Changes in the Monthly Payments

- 17.1** The amount of your initial Monthly Payment is set out in the Mortgage Offer. We may change the Monthly Payment you make by giving 14 days' notice to you in advance for any of the following reasons:
- a) If there is a change in the Rate of Interest. Any notice we give you will state when the change in the Rate of Interest will come or did come into force;
  - b) to cover any Expenses and any interest on them and Fees;
  - c) to reflect any changes agreed between you and us in the number or amount of Monthly Payments to be made under the Agreement;
  - d) If there is a change in the Amount Owed such as if you take any Additional Borrowing or you repay part of the Loan early;
  - e) If you have made a payment of an amount less than the correct Monthly Payment (even if this is a result of our mistake in working out the Monthly Payment or any other amounts you owe);
  - f) If we have applied, changed or cancelled any arrangement allowing you to delay paying the Loan or any other amounts you owe us;
  - g) if we need to provide for any other matter to make sure that all or part of the Amount Owed is repaid by the end of the Mortgage Term.
- 17.2** If the Rate of Interest we charge changes between the date of the Mortgage Offer and the date your first Monthly Payment is due, we may be unable to give you 14 days' notice of any change to your Monthly Payment but we will give you notice in advance of the change as soon as we reasonably can.
- 17.3** We will initially collect your Monthly Payment in arrears on each Payment Date. We can from time to time collect the Monthly Payment in advance or in arrears or partly in advance and partly in arrears. If we change the way we collect the Monthly Payment we will give you one calendar month's notice of this in advance and we will only make the change:
- a) to incorporate reasonable changes in our business;
  - b) to reflect changes in the practice of other mortgage lenders;
  - c) to reflect technological changes.

## 18 Interest

- 18.1** Interest will accrue daily on the Amount Owed (excluding Fees) on each day at the Rate of Interest.
- 18.2** Interest will start accruing from and including the date of Completion up to and including the date the Amount Owed is repaid in full. If in any Month we lend any further money to you (for example, if we make another Advance to you or if we release the Loan to you in instalments) interest will accrue on that further money from and including the day it is lent or released to you, your creditor(s) or your legal adviser.
- 18.3** If you fail to pay any other money which is owed to us (other than the Fees) when you are obliged to, interest will accrue on that money from and including the date on which you should have paid it until it is paid.
- 18.4** Interest will accrue daily and interest accruing up until the day before each Payment Date will be added to the Account in arrears on the Payment Date. Interest accruing in the Month or part of the Month in which the Amount Owed is repaid in full will be added to the Account on the day on which the Amount Owed is repaid in full.
- 18.5** If you have not paid us the interest which has accrued in any Month or part of a Month at the start of the next Month, we will charge you interest on the interest you have not paid. This may occur in some cases if the Monthly Payment is not sufficient to pay all the interest accrued in the relevant Month.
- 18.6** The initial Rate of Interest we charge you is set out in the Mortgage Offer. If you are charged a special Rate of Interest this is shown as an initial Rate of Interest and will apply for the period as set out in the Mortgage Offer.
- 18.7** We will continue to charge you interest at the Rate of Interest even after any court order requiring you to pay the whole or any part of the Amount Owed.
- 18.8** The Rate of Interest is an annual rate. To calculate the amount of interest accruing on a daily basis, we divide the annual amount of interest by 365, except in a leap year where the annual amount of interest will be divided by 366.
- 18.9** We may change the method of calculating the interest (including whether it is charged in advance or in arrears) to reflect changes in our procedures or systems. If we transfer any or all of any part of our Loan to another person that person may change such method to reflect their procedures and systems. Any change in such method would not materially increase your obligations. We will give you not less than one calendar month's notice in advance of any change in the method of calculating interest.





## 19 Changes to the Rate of Interest

**19.1.1** If the **Rate of Interest** you are charged is the **Standard Variable Rate of Interest** (or a **Margin** applied to it), we may change the **Standard Variable Rate** at any time for any of the following reasons:

- ▶ To enable us to respond proportionately to a change which has occurred, or which we think is about to occur, in the costs of funds we use in our lending business or to fund your **Loan**.
- ▶ To enable us to respond proportionately to a change which has occurred, or which we reasonably expect to occur, in our reasonable assessment of the risk, or of the cost or pricing of that risk, in relation to your **Loan** and any similar loans we hold in our business generally.
- ▶ To enable us to respond proportionately to a change which has happened, or which we reasonably believe is about to happen in the **Bank of England Base Rate** or **LIBOR** or interest rates generally.
- ▶ To reflect a change in the law, regulatory requirements (including a recommendation by an ombudsman or any similar body), or any relevant code of practice or general industry practices.

We will give you at least 14 days' notice in advance of any change to the **Standard Variable Rate of Interest**, and the change will take effect on the date specified in that notice.

**19.1.2** If the **Rate of Interest** you pay is linked to the **Bank of England Base Rate** or **LIBOR** it will change automatically to reflect any change in the **Bank of England Base Rate** or **LIBOR** and will take effect on the day of such change (if the **Rate of Interest** is linked to the **Bank of England Base Rate**) or on the **LIBOR Setting Date** (if the **Rate of Interest** is linked to **LIBOR**).

We will give you notice of any change in the **Bank of England Base Rate** or **LIBOR** within a reasonable time after that change.

**19.2** If the **Rate of Interest** you are charged is a **Fixed-Rate**, we will not change the **Rate of Interest** you are charged until the **Fixed-Rate Period** ends unless we do so under condition 19.3. After the **Fixed-Rate Period** ends, the **Rate of Interest** on the **Loan** will change to the **Reversionary Rate of Interest** detailed in the **Mortgage Offer**.

**19.3** We may change the **Rate of Interest** you are charged at any time to reflect a change in the value of our security because of the way in which the **Property** is used or occupied under condition 28.3. We will give you at least 14 days' notice in advance of any changes under condition 28.3 in the **Rate of Interest** and the change will take effect on the date specified in that notice.

**19.4** We may reduce the **Rate of Interest** at any time without giving prior notice.

**19.5** We will give you at least 14 days' written notice of a change to the **Monthly Payment** following a change in the **Rate of Interest**. The **Monthly Payment** will change on the next **Payment Date** following expiry of the 14 days.

**19.6** If the **Rate of Interest** increases, the next **Monthly Payment** you make may not be sufficient to pay all of the interest that accrued in the previous **Month**. If this occurs, any unpaid interest will be added to the **Amount Owed** and you will pay interest on it. You can contact us to pay any unpaid interest instead if you wish to prevent this happening.

**19.7** If the **Rate of Interest** decreases the next **Monthly Payment** you make may be more than the amount required to pay the interest that accrued in the previous **Month**. If this occurs, we will use any additional amount you pay in accordance with condition 26.

## 20 Early Repayment

**20.1** If the **Loan** or part of the **Loan** is repaid before the end of the **Mortgage Term**, you may need to pay an **Early Repayment Charge** in accordance with the **Mortgage Offer**. If we demand you immediately repay the **Amount Owed** under condition 23 we will require you to pay any **Early Repayment Charge** that is incurred. We will not require you to pay any **Early Repayment Charge** if we have demanded immediate repayment of the **Amount Owed** as a result of your death.

**20.2** If you ask us, we will tell you how much you will need to pay on the date for early repayment.

**20.3** If you make a **Capital Repayment** of part of the **Loan**, **Early Repayment Charges** may be payable in accordance with the terms stated in the **Mortgage Offer** and we may deduct these from any amount received before applying the **Capital Repayment** to your **Loan**. Any **Capital Repayment** you make (whether by way of a lump sum or a regular amount added to your **Monthly Payment**) will be credited to the **Account** on the day it is received by us.

**20.4** You must pay us any **Fees** payable under the **Tariff of Mortgage Charges** in connection with any early repayment.

## 21 Our Expenses

You must pay us the following Expenses (which may include legal, surveying or other professional fees we pay) within 14 days of the day we ask you to pay them:

- a) All reasonable costs, charges and fees as they arise (whether we demand them or not) which we reasonably incur in connection with the Agreement.
- b) The costs we reasonably incur in any legal action relating to the Agreement.
- c) The costs we reasonably incur in enforcing any of our legal rights under the Agreement.
- d) The costs we reasonably incur in putting right any failure by you to keep to the Agreement.
- e) Any administration costs we reasonably incur in doing any work connected with the Agreement, (including costs arising from finding you and communicating with you, collecting amounts you owe and enforcing the Mortgage Deed) and which are not covered by our Fees.

All Expenses will be added to the Amount Owed by you. Our Expenses will bear interest at the Rate of Interest from the day 14 days after the date we asked for them to be paid.

You can contact us to arrange payment of Expenses at any time, if you wish to avoid increasing the Amount Owed or incurring interest on the Expenses.

## 22 DWP Overpayments

If the Department for Work and Pensions or any other government or regulatory body at any time is making any payment to us towards payment of your obligations under the Agreement and they make any overpayment which we have to refund, we will tell you of the refund and you must immediately reimburse us and make good any deficit which arises.

## 23 Demanding Immediate Repayment

We can demand that you immediately repay the Amount Owed, at any time, if any of the following events happen:

- a) You are in arrears meaning that you have failed to make any two Monthly Payments in full on the Payment Date and at the time of our demand those Monthly Payments have still not been paid in full.
- b) You do not pay any other amount you owe us under the Agreement.
- c) You materially and persistently break any of the material terms of the Agreement.
- d) You create rights or grant interests in the Property that affect our ability to enforce the Mortgage satisfactorily.
- e) Any part of the Property is bought under a compulsory purchase order or requisitioned.
- f) The Property or any part of it is damaged and in our opinion or that of our agents, the value of our security is materially lowered.
- g) You become bankrupt or you make any formal arrangement with the people you owe money to, or we reasonably believe that you are likely to do so.
- h) You (or someone on your behalf) intentionally:
  - A) provided us with untrue, inaccurate or incomplete information as part of your application for the Loan, we used that information in deciding whether to provide the Mortgage Offer to you, and that information has had or would have had a significant negative effect on our decision to lend, or
  - B) withheld information which we have requested from you as part of your application for the Loan and had we been aware of the relevant information, we would not have provided the Mortgage Offer to you.
- i) Any person with a right, claim or interest in the Property takes legal action to repossess it or to enforce their interests.
- j) If you are the only borrower, you die or if there is more than one of you, the last one of you dies (in this condition 23(j), "you" does not include your personal representative). Where a surviving joint borrower(s) exists the remaining borrower(s) is/are individually responsible for ensuring that the Monthly Payments are made and the Amount Owed repaid.
- k) The Mortgage Deed is no longer valid or legally binding for any reason.
- l) If the Property is leasehold, you break the terms and conditions of the lease and so receive a notice under section 146 of the Law of Property Act 1925 demanding that you take action to put the situation right and you fail to do so within the time set out in the notice.
- m) Unless you have a Buy-to-Let Loan, you lease or let the Property without our permission or whether or not you have a Buy-to-Let Loan you let in such a way that breaks the Agreement.
- n) You fail to pay any amount which you owe us under any other agreement or mortgage that you have with us within two Months of such amount becoming due or if you materially break any of your other material obligations to us under any such agreement or mortgage (even if you have complied with your obligations under the Mortgage).
- o) If the Property is freehold and subject to a rentcharge, you break the rentcharge terms and conditions and the person entitled to receive the rentcharge pursues or intends to pursue any action available to him under section 121 of the Law of Property Act 1925.



## 24 Amounts you still owe at the end of the Mortgage Term

If you still owe us any amounts after the end of the **Mortgage Term**, you must immediately repay any amounts outstanding. Interest will continue to build up at the **Rate of Interest** on any such amounts and you will still have to pay **Expenses** you incur in line with condition 21. We will not release the **Property** from the **Mortgage** until you repay the **Loan** in full.

## 25 Additional Borrowing

- 25.1 If your **Mortgage Offer** states that the terms of your **Loan** allow you to apply for **Additional Borrowing**, you may apply for **Additional Borrowing** at any time following the end of six calendar months after the date we made the original **Advance**.
- 25.2 If you apply for any **Additional Borrowing**, we will carry out a credit assessment and our prevailing underwriting conditions will apply. We have no obligation to grant any **Additional Borrowing** even if our underwriting conditions are met.
- 25.3 If we make an **Additional Borrowing Offer**, these **General Mortgage Conditions** will apply to that **Additional Borrowing** unless you and we agree otherwise in writing.
- 25.4 You will need to repay any **Additional Borrowing** made, together with interest charged on the **Additional Borrowing**, within the repayment period allowed for the **Additional Borrowing**.

## 26 Application of Payments

- 26.1 We can apply any payment made by you against any part of the **Amount Owed** in a manner which we from time to time reasonably decide, but in making such a decision we will take account of any regulatory requirements as to the application of payments.
- 26.2 We can from time to time change the manner in which we apply payments made by you against the **Amount Owed**.
- 26.3 We will act reasonably in exercising our rights under conditions 26.1 and 26.2.
- 26.4 We will from time to time give you notice of the manner in which such payments are applied against the **Amount Owed** and we will give you at least 14 days' notice in advance if we change that manner.
- 26.5 For the avoidance of doubt, in exercising our rights under this condition 26 but without preventing us from applying payments differently, we may apply any payment made by you against **Expenses** before **Fees**, against **Fees** and **Expenses** before **Early Repayment Charges**, against **Expenses** before **Interest**, and against **Interest** before **Capital**.

# Part 6: Mortgage and Property Conditions

## 27 Your Mortgage

- 27.1 The **Mortgage** is our security for every part of the **Amount Owed** and **All Other Debt**.
- 27.2 The **Mortgage Deed** is our continuing security for the **Amount Owed** and **All Other Debt**. This means that the **Mortgage Deed** will stay in force until the **Amount Owed** and **All Other Debt** is repaid in full.
- 27.3 Our power to sell the **Property** by law arises as soon as you sign the **Mortgage Deed**.
- 27.4 If you have more than one **Mortgage** with us, our right to combine mortgages is not restricted by section 93 of the **Law of Property Act 1925**.

## 28 The Property

### Looking after the Property

- 28.1 You must do the following:
  - a) Live in and use the **Property** as your permanent home unless your **Loan** is a **Buy-to-Let Loan**.
  - b) Look after the **Property** so that it keeps its value as our security. This means putting it, and keeping it, clean and in good repair and condition and keeping to all responsibilities and restrictions that apply to it. You agree to complete any unfinished work on the **Property** as soon as possible and to a high standard.
  - c) Give us a copy of any notice or demand you receive in connection with the **Property** within a reasonable time. You will take all reasonable and necessary steps to comply with the requirements of any such notice. If you receive any compensation arising from any notice you receive, you must pay this compensation to us and we will use it to reduce the outstanding balance of the **Loan**. You will hold on trust for us any compensation money you receive.

- d) Not neglect or damage the Property or do anything else to reduce its value.
- e) Not do anything on the Property which might harm any insurance or which may increase the premium due for that insurance.
- f) Not make any structural or significant alterations to the Property unless you have our permission beforehand.
- g) Give us a new mortgage (if we ask) over any new or increased interest you get in the Property.
- h) Not alter the Property nor grant rights in it to anyone (or allow anyone to get rights in it) or do anything which would reduce its value.
- i) Not grant or agree to grant a lease or tenancy of all or any part of the Property, unless you have a Buy-to-Let Loan (and any rights you have under the Law of Property Act 1925 to grant leases does not apply).
- j) Pay any rent, rates, taxes or other bills that are due for the Property, even if you are not personally responsible for paying them. If we require, you will produce all receipts for such payments to us within a reasonable time. You agree that if you fail to pay any of these bills or costs, we may pay them on your behalf and add the amounts to the Amount Owed.
- k) You must allow us or our agents to inspect the Property so we may be sure you are complying with the Agreement. We will only inspect the Property at a reasonable time.
- l) You will keep to all laws and covenants which affect the Property or its use.
- m) You will not without our prior written consent, create or allow to exist any security over the Property other than the Mortgage.

**28.2** If you do not comply with any of the obligations you have regarding the Property we may do so on your behalf and at your expense.

**28.3** If at any time you have let the Property against the terms and conditions of the Agreement, we may without affecting our other rights under this Agreement:

- a) demand that you immediately repay the Loan; and/or
- b) increase the Rate of Interest by 1% to reflect that the lending has changed and the extra lending risk we incur; and/or
- c) evict the tenant.

## **29 Insurance**

**29.1** Subject to Condition 30.2, you must insure the Property and its fixtures against loss and damage for the full reinstatement value of the Property (which is the full cost of rebuilding the Property, including all professional fees and the cost of meeting planning and local-authority requirements).

**29.2** You must insure the Property even if the Property is let. You must ensure that the tenant is aware of any conditions made by the insurance company.

**29.3** You must keep the insurance in force until you have repaid the Loan in full.

**29.4** The insurance policy must be a comprehensive policy of insurance which:

- a) covers fire, subsidence/heave, landslip, aircraft, explosion, storm, flood, earthquake, impact, bursting/leaking of water tanks or pipes, riot, vandalism and acts of malicious damage and any other risks as we may from time to time reasonably demand;
- b) contains a clause protecting our interest in the insurance if you or anyone else living in the Property is negligent (a 'mortgagee's protection clause');
- c) is with a reputable insurance company for at least the full reinstatement value of the Property; and
- d) has an excess that is reasonable and not more than £1,000 for claims for subsidence, landslip or heave.

A copy of the insurance policy must be sent to us for our records on request and a copy of the latest renewal receipt must be supplied to us whenever requested.

**29.5** The insurance policy must be in force:

- a) if you are buying the Property, when contracts are exchanged; or
- b) if you already own the Property, before the mortgage completes.

**29.6** You must pay all of the insurance premiums on time. If your policy is cancelled or lapses at any time, you must inform us immediately.

**29.7** We will take action against you for any loss we may suffer arising from you failing to insure the Property satisfactorily.

**29.8** You must immediately tell us about any damage to the Property which may give rise to a claim under the insurance policy.

**29.9** You must not do anything which could make it more difficult or expensive to keep the Property insured or which could make the insurance invalid.



**29.10** We are entitled to settle and adjust all claims with insurers regardless of whether the insurance is arranged by us or is an independent insurance policy, but we will act reasonably in doing so.

**29.11** You must hold any money that you receive under any insurance of the Property on trust for us. However, we agree that all monies which either you or we receive under any insurance of the Property are to be used at your option either:

- a) to make good any damage or loss for which the money was received; or
- b) to repay all or part of the Amount Owed.

**29.12** We reserve the right to take over the arrangement of the insurance of the Property at any time if we consider that the amount or type of cover set up by your insurer (or, where the Property is leasehold, set up by an insurer under condition 30.2) is inadequate or if the policy is cancelled or lapses.

## **30 Leasehold Properties**

**30.1** If the Property is leasehold:

- a) the term left to run on the lease must be acceptable to us and the landlord must have no right to terminate the lease earlier (other than a forfeiture clause);
- b) the lease must not contain a forfeiture clause which says you must give up the lease if you become bankrupt;
- c) you or your landlord must not have broken any of the covenants of the lease;
- d) there must be no restriction on transferring the Property (if you need your landlord's permission, he or she must not unreasonably withhold their permission);
- e) the lease must not contain any clause that may result in a substantial and material increase in ground rent or any provision inhibiting the payment of a premium on the assignment of the lease;
- f) there must be adequate arrangements for management, maintaining and repairing the Property (including enforcing clauses and recovering financial contributions from each leaseholder);
- g) all necessary cross-easements connected with access, support and maintenance must be granted and reserved;
- h) any management company must be a limited company that is solvent and able to meet its responsibilities; and
- i) you must notify us immediately if your landlord takes steps to forfeit the lease.

**30.2** If the Property is leasehold and its lease makes someone else legally responsible for arranging buildings insurance for the Property, you do not have to arrange your own separate cover. However, it must be a term of the lease that the landlord or a management company insures the whole building of which the Property is part. You must make sure that:

- a) the cover includes all the risks that we reasonably require;
- b) the cover is for the full reinstatement value of the Property;
- c) the cover is for the whole building of which the Property is part;
- d) any money claimed under the policy is used to restore the buildings and fixtures; and
- e) the insurance is adequate and that the policy mentions your and our rights.

**30.3** You must get our approval before you:

- a) give up the lease;
- b) agree to amend the terms of the lease;
- c) buy the freehold or any superior title to the Property or any land or building that includes the Property; or
- d) extend the lease.

We will give our approval unless it is reasonable for us to refuse it.

## **31 Management Companies**

If you own the Property on terms which allow you to hold shares in, or be a member of, a management or resident's company, you agree to give us your share certificate or membership certificate when we ask you to do so together with a share transfer form and allow this to be transferred to us so that if we need to repossess the Property or sell it, we can transfer your shares or membership to any person to whom we have sold the Property under our power of sale. We may receive consideration for any such transfer. We may exercise any voting rights as a result of our having taken possession of the Property.



## 32 Enforcing our rights

- 32.1** In this condition 'Act' means the Law of Property Act 1925.
- 32.2** If any of the events in condition 23 happen, we may demand that you immediately pay us the Amount Owed and you must make immediate payment of the Amount Owed to us.
- 32.3** Under section 101 of the Act, the Loan will become due and our legal power of sale will arise as soon as you sign the Mortgage Deed. We will only use this power if any of the events in condition 23 happen.
- 32.4** If any of the events in condition 23 happen, which give us the right to demand that you immediately pay the Amount Owed, we may:
- a) Take possession of the Property or if the Property is let, collect any rent payable.
  - b) Exercise our right to sell the Property. Our power to sell the Property is free from any of the restrictions in section 103 of the Act. We may sell the Property whether or not we have repossessed it.
  - c) Appoint a receiver under condition 33 below.
  - d) Vary the terms of, end, review or accept the surrender of leases or tenancies over the Property.
  - e) Grant leases or tenancies of the Property on whatever terms we choose free of the restrictions of section 99 of the Act.
  - f) Exercise all other powers conferred on us as a mortgagee under the Act.
- 32.5** If any of the All Other Debt (for example, debt you owe to us which is or was secured on another property) is immediately payable by you, even if you have paid off all the Amount Owed, we may do any of the things and exercise any of the rights referred to in condition 32.4.
- 32.6** If the Property has been mortgaged in a way that gives someone else a first claim on it, or someone has an interest in it ahead of our Mortgage Deed, we have the right to buy out the other person's rights. We may do so at any time:
- a) after giving you notice to demand that you pay the debt; or
  - b) as soon as any powers under the claim or interests have come into force.
- You will be fully bound by any agreement we reach with the other person. You will have to pay back any money we have spent on buying out that other person's rights when we ask you for it.
- 32.7** We or our agent may at any time enter and inspect the Property and do any work which we think is necessary to put right any failure by you to keep to the Agreement. If we take any action under this condition, it does not mean that we have accepted the legal responsibilities as if we had repossessed the Property. Apart from in an emergency, we will give you at least 7 days' notice of our intention to enter the Property.

## 33 Appointing a Receiver

- 33.1** In this condition 'Act' means the Law of Property Act 1925.
- 33.2** At any time after we have demanded payment of any of the Amount Owed by you or after you have broken any terms of the Agreement or after any of the All Other Debt has become immediately payable, we may appoint a receiver. We have the right to appoint any person (or people) as a receiver to manage the Property. We must make the appointment in writing. The receiver may be our employee or anyone else we choose. We have the right to decide what the receiver will be paid, to change the receiver at any time and to appoint another one if we believe it is reasonable to do so.
- 33.3** The receiver will act as your agent and only you are responsible for their costs and actions. You are also liable for any contracts they make or enter into. The receiver may do any of the following in your name and as your agent:
- a) Have any or all of the powers of a receiver appointed under the Act.
  - b) Enter and repossess the Property.
  - c) Sell the Property.
  - d) Carry out any repairs, alterations and improvements to the Property.
  - e) Let the Property on any reasonable terms.
  - f) Allow any person who holds the lease to the Property to give up the lease on any reasonable terms.
  - g) Manage the Property, and do anything else arising as a result of managing the Property which a receiver may or can do legally as your agent.
  - h) Insure the Property for any amounts and against any risks and through any agency as he or we see fit.
  - i) Sell any of the fixtures on their own or together with the Property.
  - j) Remove, store, sell, save or otherwise get rid of any furniture or goods you fail to remove from the Property.
  - k) Pay any Interest and Expenses.



- l) Take any action in your name or otherwise as may seem appropriate.
- m) Exercise all powers and authorities which he or we shall think fit to exercise. You agree that we may confer any powers and authorities which we could give if we were the actual beneficial owner of the Property.
- n) Do anything else the law allows in connection with the Property.

**33.4** The money the receiver receives will be used as follows:

- a) to pay the receiver's expenses;
- b) to pay the receiver's fees at the rate we agree with the receiver from time to time;
- c) to pay off the rest of any amounts you owe us (including the Amount Owed and All Other Debt).

The receiver does not have to use the money he receives to pay off Interest before repaying the Loan or otherwise to pay off the Amount Owed or All Other Debt in any particular order.

**33.5** If any of your belongings are removed, you must pay us in full for any reasonable costs reasonably incurred in removing, storing or selling them (including any claims other people make relating to removing or dealing with those items) when we ask you. If we sell anything, we would take those costs from the proceeds and pay you what is left but if the proceeds are insufficient to pay our costs, you must pay us the shortfall in full when we ask you.

## **34 Power of Attorney**

**34.1** For the purpose of securing our interest in the Property, you appoint us and any receiver appointed by us to be your attorney. The attorney will be legally entitled to act on your behalf and the attorney's acts will bind you as though you had done such acts yourself.

**34.2** You agree to sign any document and do anything else which we reasonably request you to do in order to:

- a) perfect or improve any security created or intended to be created for the repayment of the Amount Owed by you and All Other Debt.
- b) help the exercise by us of any of our powers under the Mortgage.
- c) protect, manage or sell the Property or any other security for the repayment of the Amount Owed and All Other Debt.

**34.3** Under the power of attorney we may execute any document or do anything which you are required to do under these General Mortgage Conditions.

**34.4** We will not be liable for anything which is done under the power of attorney unless we have failed to use reasonable care in exercising the power.

**34.5** The power of attorney that you give us in this condition cannot be cancelled while any of the Amount Owed and All Other Debt is still outstanding.

## **35 Shortfall**

If the Property has been sold (whether after we have enforced some or all of our rights under conditions 32, 33 or 34 or otherwise) and the Amount Owed has not been paid off in full, the shortfall will become immediately repayable. You must pay the shortfall even if we have agreed to discharge the Mortgage over the Property. Any shortfall will bear interest at the Rate of Interest and we may continue to charge you Fees and Expenses even after any court order requiring you to pay the whole or any part of the Amount Owed. Your obligations under this condition will continue even after release or discharge of the Mortgage.

## **36 Money held on your behalf under another Mortgage**

If any of the events in condition 23 happen and

- a) we are holding any money on your behalf pursuant to a power of sale or power to appoint a receiver in relation to another property owned by you or any one or more of you which is mortgaged to us; and
  - b) the money so held by us exceeds the amount required to discharge the debt relating to that mortgage,
- we can (but are not obliged to) use that money which we are holding on your behalf to repay the Amount Owed.

### **37 If we are in breach of our Agreement with You**

We will not be liable to you for any loss, damages, costs or expenses, which you may suffer as a result of any breach of (or failure to perform) our obligations to you under the terms of this Agreement which is:

- a) beyond our reasonable control (which shall include, without limitation, industrial dispute or failure or fluctuation of power supply or telecommunications);
- b) not foreseeable, or
- c) for loss of profit.

Nothing in this Agreement excludes or limits our liability for:

- a) fraud, or fraudulent misrepresentation;
- b) death or personal injury caused by our negligence, or
- c) any other liability the exclusion or restriction of which is expressly prohibited by law.

**We can provide literature in large print, Braille and audio tape. Please ask us for this leaflet in an alternative format if you need it.**

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