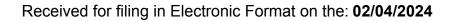




## **Registration of a Charge**

Company Name: CONSIDERATE PROPERTY SOLUTIONS LTD Company Number: 14881788



## **Details of Charge**

- Date of creation: **27/03/2024**
- Charge code: 1488 1788 0002
- Persons entitled: THE MORTGAGE WORKS (UK) PLC
- Brief description: 18 OLNEY STREET, WALTON, LIVERPOOL, L4 5QN REGISTERED AT HM LAND REGISTRY WITH TITLE NUMBER MS37386
  - 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 THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.

Certified by: CHLOE YOUD



# CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 14881788

Charge code: 1488 1788 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 27th March 2024 and created by CONSIDERATE PROPERTY SOLUTIONS LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 2nd April 2024.

Given at Companies House, Cardiff on 5th April 2024

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





# **Standard BTL Mortgage Deed**

Date:	27th	March	2024		
Company: 1	The Mortgage Work				
Registered i	in England, Register	ed Number 0222	22856		
Registered (	Office: Nationwide H	louse, Pipers Wa	y, Swindon, Wilts	hire, SN38 1NW	
Mortgage (	Conditions: The Cor	mpany's Standar	d BTL Mortgage (	Conditions 2018	······
Borrower:	Considerate Prope	rty Solutions Ltd	Flat 2, 174 Gosw	ell Road, London, EC1V 7D	T
Property: 1	8 Olney Street Walt	on Liverpool L4 !	5QN Title No:	MS37386	

- 1. This Charge incorporates the Mortgage Conditions a copy of which has been received by the Borrower which the Borrower hereby acknowledges.
- The Borrower as legal owner with full title guarantee hereby (to the intent that the security so constituted shall be a continuing security) charges in favour of the Company as security for the payment and discharge of the secured liabilities (as defined in the Mortgage Conditions);
  - 2.1 by way of first legal mortgage the Property.
  - 2.2 by way of first fixed charge all proceeds of any insurances effected in respect of the Property.
  - 2.3 by way of first fixed charge the goodwill of any business carried on by the Borrower in and from the Property from time to time.
  - 2.4 by way of first equitable assignment all the Borrower's rights, title and interest in (i) the benefit of all guarantees, warranties and representations given or made now or hereafter by and any rights or remedies against all or any of the designers, builders, contractors, professional advisors, sub-contractors, manufacturers, suppliers and installers of any fixtures in each case so far as the same relate to the Property and (ii) any other rights arising from the Property (including any rights to statutory compensation) not otherwise charged under this Charge, (and in each case to be re-assigned to the Borrower when the secured liabilities (as defined in the Mortgage Conditions) are discharged in full).
  - 2.5 any shares or other membership rights in any management company or residents' association held by virtue of the Borrower owning the Property.
  - 2.6 by way of mortgage the benefit of the landlord to and in the occupation leases and the rents (each defined in the Mortgage Conditions) in accordance with Condition 5.1 of the Mortgage Conditions.
- 3. This Charge secures further advances.
- 4. The Borrower hereby applies to the Registrar to enter the following restriction against the title(s) above referred to: "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 [this charge] in favour of The Mortgage Works (UK) plc referred to in the Charges Register" in accordance with Condition 7.1 (j) of the Mortgage Conditions.

IN WITNESS whereof this Charge has been executed as a deed and is intended to be and is delivered on the above date.

SIGNED as a deed by the BORROWER in the presence of:-	) )	ġ.	
Witness signature :			
Printed Name :			
Address. ;	٤		
SIGNED as a deed by the BORROWER in the presence of:-	)		
Witness signature ;			
Printed Name :			
Address	Ma		
COMPANIES:			
EXECUTED as a Deed by the		Director	
BORROWER acting by a director and its secretary or two directors or by a	)		
director in the presence of a witness:	Director/Secretary		
Witness			
VVIG1025	Signature	$\square$	
	Name (in BLOCK CAPITALS)	GEORGI YORGAKIE	
		27 ST. AUGUSTINE SAR	
	Address	27 ST. AUGUSTINE'SAVE. LONDON W5 IED, UK	
Executed as a deed by			
a company incorporated in			
acting by			
who, in accordance with the laws of that territory, [is][are] acting under the authority of the company.			
Signature in the name of the company			
Signature of			
Authorised [signatory][signatories]			
Executed as a deed by affixing the common	)		
seal of the BORROWER in the presence of:	)		
	Director:		
	Director/Secretary:		
	"		
LLPS: EXECUTED as a Deed by the	)		
BORROWER acting by two designated	LLP member		
members or by a designated member	)		
in the presence of a witness:		LLP member	
Witness	· Signature		
w.	Name (in BLOCK		
	CAPITALS)		
	Address		
¥	L MULIESS		