

## CERTIFICATE OF TITLE ENGLAND & WALES

Is the Grant Recipient the same as the Landowner <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
Name of Landowner <input style="width: 90%;" type="text"/>	Address of Property <input style="width: 90%; height: 60px;" type="text"/>
Name of Grant Recipient <input style="width: 90%;" type="text"/>	
Project Name <input style="width: 90%;" type="text"/>	URN <input style="width: 90%;" type="text"/>
("the project")	
Shown edged red on attached plan <span style="float: right;"><input type="checkbox"/> Yes</span>	
SECTION 1 - GENERAL	
Is the Property concerned freehold or leasehold? (If leasehold, please also complete Section 2)	<input type="checkbox"/> Freehold <input type="checkbox"/> Leasehold
Is the property registered at the Land Registry?	
<input type="checkbox"/> Yes – The title to the Property is registered at the Land Registry under title no _____ with absolute title.	
<input type="checkbox"/> No – The title to the Property is unregistered and is not subject to first registration.	
Does the Landowner have a good and marketable title to the Property free from:	
<ul style="list-style-type: none"> <li>• Any lease, charge, mortgage or lien: <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> (if <b>no</b>, please disclose in the schedule)?</li> <li>• Easements, restrictions, covenants or other matters which are onerous or unusual: <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> (if <b>no</b>, please disclose in the schedule)?</li> </ul>	
Does the Landowner hold the entire legal and beneficial interest in the Property? (if <b>no</b> , please disclose in the schedule)	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
Does the Property have the benefit of all rights, easements and wayleaves (including right of access and support) necessary for the use and enjoyment of the property for its existing use and for the delivery of the project together with all usual services? (if <b>no</b> , please disclose in the schedule)	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

<b>SECTION 2 – LEASEHOLD</b>					
Please confirm the following lease terms:					
<ul style="list-style-type: none"> <li>• The length of the lease</li> <li>• The commencement date</li> <li>• The annual rent</li> <li>• Parties to the lease</li> </ul>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="height: 20px;"> </td></tr> <tr><td style="height: 20px;"> </td></tr> <tr><td style="height: 20px;"> </td></tr> <tr><td style="height: 20px;"> </td></tr> </table>				
Is the Leaseholder the same as the Grant Recipient? (if <b>no</b> , please disclose in the schedule)	<input type="checkbox"/> Yes <input type="checkbox"/> No				
Does the lease contain adequate provision for the management, maintenance and repair of common parts, common services and any amenity area? (if <b>no</b> , please disclose in the schedule)	<input type="checkbox"/> Yes <input type="checkbox"/> No				
Does the lease contain any provision for forfeiture on any ground other than Non payment of rent or breach of covenant by the tenant? (if <b>yes</b> , please disclose in the schedule)	<input type="checkbox"/> Yes <input type="checkbox"/> No				
Is the right of the Leaseholder to assign, charge or underlet unfettered? (if <b>no</b> , please disclose in the schedule)	<input type="checkbox"/> Yes <input type="checkbox"/> No				
Is the insurance of the property controlled by the Leaseholder?	<input type="checkbox"/> Yes <input type="checkbox"/> No				
If <b>no</b> , does the lessor's insurance cover the replacement value of the Property and is the lessor obliged to apply insurance monies to reinstatement					
<input type="checkbox"/> Yes <input type="checkbox"/> No					
Are there any outstanding rents or other charges due under the lease? (if <b>yes</b> , please disclose in the schedule)	<input type="checkbox"/> Yes <input type="checkbox"/> No				
Are any of the tenants covenants unusually onerous? (if <b>yes</b> , please disclose in the schedule)	<input type="checkbox"/> Yes <input type="checkbox"/> No				
Does the lease contain any provision for the review of rent? (if <b>yes</b> , please disclose in the schedule)	<input type="checkbox"/> Yes <input type="checkbox"/> No				
Does the lease contain any options to determine? (if <b>yes</b> , please disclose in the schedule)	<input type="checkbox"/> Yes <input type="checkbox"/> No				
Have Section 24 to 28 of the Landlord and Tenant act 1954 been excluded in relation to the tenancy created by the lease?	<input type="checkbox"/> Yes <input type="checkbox"/> No				

We confirm that we have fully investigated the title of [the Landowner] to the property and we have made all searches and enquiries with regard thereto which we consider appropriate and prudent in the context of the Transaction and having regard to the nature of the Property (save as disclosed in the Schedule) and certify that the information given is complete and accurate.

We are solicitors holding professional indemnity insurance cover of £[ ]. We acknowledge that you are relying on this Certificate for the purposes of the Transaction in connection with the proposed grant of monies to [insert name of Grant Recipient] in connection with the project and we acknowledge a duty of care to the Big Lottery Fund and their successors in respect of this Certificate.

Signed

Dated

Name of Practice

Address

DRAFT