

# MR01

## Particulars of a charge



Companies House

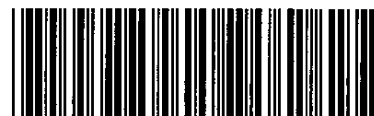
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Go online to file this information  
[www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)

A fee is be payable w  
Please see 'How to pay'

SATURDAY  
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A36 \*A7FHURØG\* #33  
COMPANIES HOUSE  
A11 \*A7EWZHQH\* #274  
COMPANIES HOUSE

✓ **What this form is for**  
You may use this form to register  
a charge created or evidenced by  
an instrument.

✗ **What this form is NOT**  
You may not use this form to  
register a charge where  
instrument. Use form M

This form must be delivered to the Registrar for registration within  
21 days beginning with the day after the date of creation of the charge. If  
delivered outside of the 21 days it will be rejected unless it is accompanied by a  
court order extending the time for delivery.



You must enclose a certified copy of the instrument with this form. This will be  
scanned and placed on the public record. Do not send the original.

### 1 Company details

Company number 11429650

Company name in full Instant Lets Limited

For official use

→ **Filing in this form**  
Please complete in typescript or in  
bold black capitals.

All fields are mandatory unless  
specified or indicated by \*

### 2 Charge creation date

Charge creation date 17 09 2018

### 3 Names of persons, security agents or trustees entitled to the charge

Please show the names of each of the persons, security agents or trustees  
entitled to the charge.

Name Kensington Mortgage Company Limited

Name

Name

Name

If there are more than four names, please supply any four of these names then  
tick the statement below.

☐ I confirm that there are more than four persons, security agents or  
trustees entitled to the charge.

MR01

Particulars of a charge

4

**Brief description**

Please give a short description of any land, ship, aircraft or intellectual property registered or required to be registered in the UK subject to a charge (which is not a floating charge) or fixed security included in the instrument.

Brief description

49 Averill Street, Manchester, Greater Manchester, M40 1PH

Please submit only a short description. If there are a number of plots of land, aircraft and/or ships, you should simply describe some of them in the text field and add a statement along the lines of, "for more details please refer to the instrument".

Please limit the description to the available space.

5

**Other charge or fixed security**

Does the instrument include a charge (which is not a floating charge) or fixed security over any tangible or intangible or (in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box.

☒ **Yes**

☐ **No**

6

**Floating charge**

Is the instrument expressed to contain a floating charge? Please tick the appropriate box.

☐ **Yes** Continue

☒ **No** Go to **Section 7**

Is the floating charge expressed to cover all the property and undertaking of the company?

☐ **Yes**

7

**Negative Pledge**

Do any of the terms of the charge prohibit or restrict the company from creating further security that will rank equally with or ahead of the charge? Please tick the appropriate box.

☒ **Yes**

☐ **No**

8

**Trustee statement <sup>①</sup>**

You may tick the box if the company named in Section 1 is acting as trustee of the property or undertaking which is the subject of the charge.

☐

<sup>①</sup> This statement may be filed after the registration of the charge (use form MR06).

9

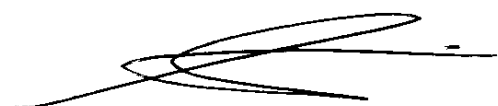
**Signature**

Please sign the form here.

Signature

Signature

X



X

This form must be signed by a person with an interest in the charge.

# MR01

## Particulars of a charge



### Presenter information

You do not have to give any contact information, but if you do, it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name	Natalie Rutter
Company name	Vincent & Co Solicitors
Address	13 Bridgeman Terrace
Post town	Wigan
County/Region	Lancashire
Postcode	W N 1 1 S X
Country	England
DX	702069 Wigan 2
Telephone	01942 241421



### Certificate

We will send your certificate to the presenter's address if given above or to the company's Registered Office if you have left the presenter's information blank.



### Checklist

**We may return forms completed incorrectly or with information missing.**

**Please make sure you have remembered the following:**

- ☐ The company name and number match the information held on the public Register.
- ☐ You have included a certified copy of the instrument with this form.
- ☐ You have entered the date on which the charge was created.
- ☐ You have shown the names of persons entitled to the charge.
- ☐ You have ticked any appropriate boxes in Sections 3, 5, 6, 7 & 8.
- ☐ You have given a description in Section 4, if appropriate.
- ☐ You have signed the form.
- ☐ You have enclosed the correct fee.
- ☐ Please do not send the original instrument; it must be a certified copy.



### Important information

**Please note that all information on this form will appear on the public record.**



### How to pay

**A fee of £23 is payable to Companies House in respect of each mortgage or charge filed on paper.**

Make cheques or postal orders payable to 'Companies House.'



### Where to send

**You may return this form to any Companies House address. However, for expediency, we advise you to return it to the appropriate address below:**

#### **For companies registered in England and Wales:**

The Registrar of Companies, Companies House,  
Crown Way, Cardiff, Wales, CF14 3UZ.  
DX 33050 Cardiff.

#### **For companies registered in Scotland:**

The Registrar of Companies, Companies House,  
Fourth floor, Edinburgh Quay 2,  
139 Fountainbridge, Edinburgh, Scotland, EH3 9FF.  
DX ED235 Edinburgh 1  
or LP - 4 Edinburgh 2 (Legal Post).

#### **For companies registered in Northern Ireland:**

The Registrar of Companies, Companies House,  
Second Floor, The Linenhall, 32-38 Linenhall Street,  
Belfast, Northern Ireland, BT2 8BG.  
DX 481 N.R. Belfast 1.



### Further information

For further information, please see the guidance notes on the website at [www.gov.uk/companieshouse](http://www.gov.uk/companieshouse) or email [enquiries@companieshouse.gov.uk](mailto:enquiries@companieshouse.gov.uk)

**This form is available in an alternative format. Please visit the forms page on the website at [www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)**



**FILE COPY**

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

Company number: 11429650

Charge code: 1142 9650 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 17th September 2018 and created by INSTANT LETS LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 29th September 2018.

Given at Companies House, Cardiff on 8th October 2018



**Companies House**



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

We hereby certify this  
to be a true copy  
of the original

**Kensington**  
Lending for Real Life

# Mortgage Deed

Vincent & Co  
VINCENT & Co  
WIGAN

This Mortgage Deed is made on the Date between the Borrower(s) and the Company.  
All capitalised terms in this Deed have the meaning given to them in the Kensington Mortgage Conditions 2017 Ref KMC17 (the **Mortgage Conditions**) unless otherwise defined.

<b>Date</b>	(Insert date)	<b>Mortgage Conditions</b>
17 September 2018		Kensington Mortgage Company Limited Mortgage Conditions (the "Mortgage Conditions")
<b>Lender</b>	Kensington Mortgage Company Limited (Company number: 3049877) whose registered office is at Ascot House, Maidenhead Office Park, Maidenhead, SL6 3QQ and its successors and assigns including any legal and/or equitable assignee of this Mortgage Deed whether by way of security only and those deriving title under it or them ("we" or "us" or "our")	
<b>Property</b>	<b>Property:</b> Freehold/Leasehold land being: 49 Averill Street Manchester M40 1PH  Registered at the Land Registry with Title Number(s): LA110956  and shown edged on the plan filed with the Land Registry under the same Title Number  (the "Property")	
<b>Mortgagor</b>	<b>Name of company:</b> Instant Lets Limited a limited liability company incorporated under the Companies Act in England and Wales with Company Number: 11429650 having its registered office at: 581 Winnick Road, Warrington, WA2 8QE  ("you" or "your")	

1. This Mortgage Deed incorporates the Mortgage Conditions. You agree to be bound by the Mortgage Conditions and the Mortgage Offer. You confirm that you have received a copy of the Mortgage Conditions.
2. You charge the Property with full title guarantee by way of a legal mortgage as continuing security for the payment of the loan (as defined in the Mortgage Conditions) and any other amount you owe us under any other agreement we have (or will have) with you while we still have security over the property (in accordance with condition 11.1 of the Mortgage Conditions).
3. This Mortgage Deed secures further loans (that is, other loans that we make to you at a later date) but does not oblige us to make further loans.

Form of charge filed at H M Land Registry under reference MD682L

Kensington and Kensington Mortgages are trading names of Kensington Mortgage Company Limited. Registered in England & Wales: Company No. 03049877. Registered address: Ascot House, Maidenhead Office Park, Maidenhead SL6 3QQ. Kensington Mortgage Company Limited is authorised and regulated by the Financial Conduct Authority (Firm Reference No. 310336). Some investment mortgage contracts are not regulated by the FCA.

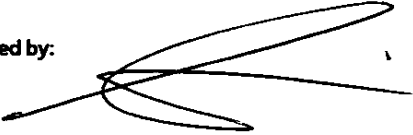

4. You apply to the Land Registry for the following restriction to be registered in the Proprietorship Register of the title to the property:  
 "No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated \_\_\_\_\_ in favour of Kensington Mortgage Company Limited (Company number: 3049877) referred to in the charges register."
5. You and we agree that this document may be destroyed at any time after it has been electronically scanned and registered by the Land Registry. An official copy issued by Land Registry will then be acceptable as evidence for all purposes as if it were the original.
6. This Mortgage Deed and our agreement with you are governed by the law of England and Wales.

**Warning:**

**Please note that if you sign this Mortgage Deed you will be legally bound by its terms. If this Mortgage Deed is signed by more than one borrower you will also be responsible for the others' debts and liabilities in addition to your own. If you do not pay us what you owe us when it is due or you do not comply with your obligations to us we may repossess and sell the Property.**

The witness must be over the age of 18 and cannot be a borrower, spouse, civil partner, cohabitee or an immediate family member of a borrower.

You should obtain legal advice before you sign this Mortgage Deed.

<p><b>Executed as a deed by:</b> </p> <p>_____          (name of executing company)</p> <p><b>Acting by:</b>          Sahil Bhandari          _____          (name of director)</p> <p>Instant Lets Limited          _____          (signature of director)</p> <p><b>In the presence of:</b>   Natalie Rutter          _____          (witness signature)</p> <p>Vincent &amp; Co Solicitors          13 Bridgeman Terrace Wigan          _____          (witness address)</p> <p>Solicitor          _____          (witness occupation)</p>	<p><b>ALTERNATIVELY</b></p> <p><b>Executed as a deed by</b></p> <p>_____          (name of executing company)</p> <p><b>Acting by</b></p> <p>_____          (name of director)</p> <p>_____          (signature of director)</p> <p><b>And:</b></p> <p>_____          (name of director/secretary)</p> <p>_____          (signature of director/secretary)</p>
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