Companies House

MR01(ef)

Registration of a Charge

Company Name: **LEICESTER PROPERTY SOLUTIONS LIMITED**
Company Number: **09564456**

Received for filing in Electronic Format on the: **22/05/2023**

XC41SFMR

Details of Charge

Date of creation: **19/05/2023**

Charge code: **0956 4456 0015**

Persons entitled: **FLEET MORTGAGES LIMITED**

Brief description: **197 HINKLEY ROAD LEICESTER LE3 0TF**

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: **R SWINBANK**

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 9564456

Charge code: 0956 4456 0015

The Registrar of Companies for England and Wales hereby certifies that a charge dated 19th May 2023 and created by LEICESTER PROPERTY SOLUTIONS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 22nd May 2023 .

Given at Companies House, Cardiff on 25th May 2023

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

FLEET MORTGAGES

Account No: 1100067802 **Date:** 19th May 2023

we, **us** and **our** means Fleet Mortgages Limited of 2nd Floor, Flagship House, Reading Road North, Fleet, Hampshire, GU51 4WP (registered in England and Wales as company number 08663979) and anyone who at any time in the future is entitled (as legal, equitable or beneficial owner) to all or any of the lender's and/or mortgagee's rights under any of the **mortgage documents** (including as a result of a **mortgage transfer**, a merger or consolidation with another person, a take-over and/or a group re-organisation) (each being a mortgagee).

conditions means: Fleet Mortgages - Mortgage Conditions 2022 - Version 4

You and **your** means: *(insert full name and address of each borrower)*

(1) Leicester Property Solutions Limited

(2)

(3)

(4)

and (if there is more than one) all of them together (and includes that person's personal representatives; and any person to whom title to the **property** passes) (each being a mortgagor and borrower).

The property **means:**

197 Hinckley Road

Leicester

Postcode: LE3 0TF

TITLE NO: LT150828

Including existing and future fixtures, fittings, alterations and additions.

This mortgage deed is made on the above Date between you as mortgagor(s) and us as mortgagee:

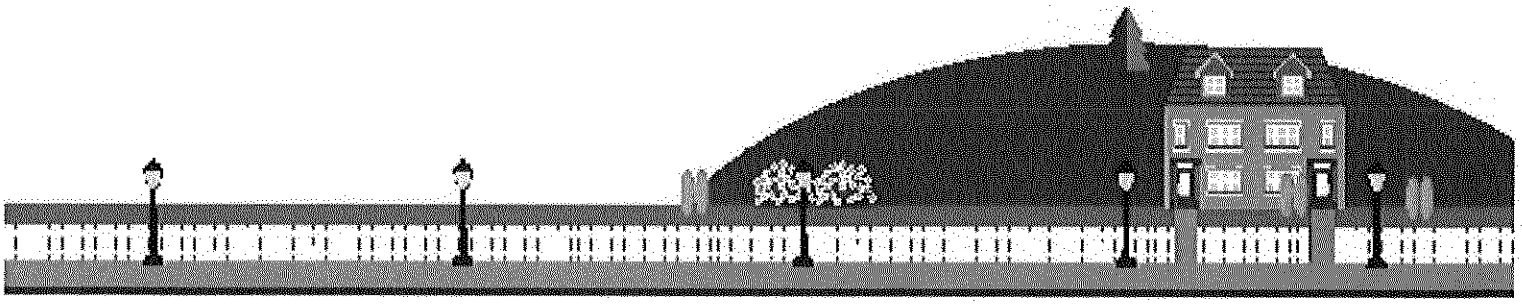
1. In this Mortgage Deed, a number of words and phrases are printed in bold type because they have a special meaning. The meaning of some of these words and phrases is explained in the boxes above. The meaning of other words and phrases printed in bold type is explained in the **conditions**.

2. This mortgage deed incorporates all of the provisions set out in the **conditions** and the **mortgage offer**.

3. You acknowledge receipt of:-

3.1 the **initial advance**;
3.2 a copy of the **conditions**;
3.3 the **mortgage offer**; and
3.4 the latest edition of the **tariff**.

Form of charge filed at HM Land Registry under reference MD1443C



Mortgage Deed

FLEET MORTGAGES

4. You charge to **us** with full title guarantee as continuing security for the payment and discharge of all the **secured liabilities**:-

4.1 the **property** by way of legal mortgage; and
4.2 the **ancillary assets** by way of fixed charge.

5. This mortgage deed secures further advances if we make them but we are not obliged to do so.

6. You consent to and apply for the registration of the following restriction against title to the property: "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 registration is to be registered without written consent signed by the proprietor for the time being of the charge dated [_____] in favour of Fleet Mortgages Limited referred to in the charges register".

7. This mortgage deed, and any non-contractual aspects arising in connection with it, are governed by English law.

This is an important legal document.

If **you** sign this document **you** will be legally bound by the **mortgage documents**. **We** will be entitled to enforce **our** rights against **you** and the **property** if **you** fail to comply with **your** obligations under the **mortgage documents**.

Please note that brokers, other intermediaries or persons who may have introduced **you** to **us** and/or provided **you** with assistance, advice or other services in connection with **your** mortgage **advance** are not **our** agents and have no authority from us to make representations as to the effect of the **mortgage documents**, **your** liabilities under them or their suitability for **you**. No one other than a member of our staff has any authority to provide **you** with information on **our** behalf to **you** about the **mortgage documents**.

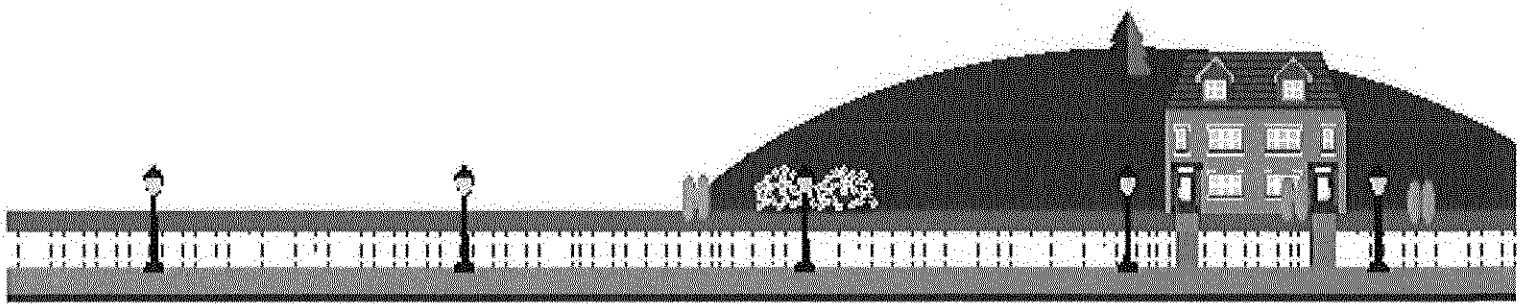
Also, other information provided by us (including in previous discussions, illustrations, quotations or representations) is superseded by the **mortgage documents**. Therefore, **you** must not rely upon any of that superseded information.

You should not sign this document unless: **you** have read and understood the mortgage documents, and you have obtained such legal and other advice as you consider appropriate and then decided that you want to be legally bound by the **mortgage documents**.

IF YOU FAIL TO KEEP UP WITH PAYMENTS ON YOUR MORTGAGE A RECEIVER OF RENT MAY BE APPOINTED AND/OR YOUR RENTAL PROPERTY MAY BE REPOSSESSED.

Signed and delivered as a deed by each of you on the Date stated at the start of this mortgage deed as follows:

Each signature to be separately witnessed but the witness can be the same person. Each witness must be at least 18 years old, not be a borrower or a guarantor, and not be a relative, spouse, civil partner or co-habitee of a borrower or a guarantor, and not reside in the ***property****.*



Use the following where a borrower is an individual:

FLEET MORTGAGES

Signed as a deed by **you** as a borrower:

Your signature: _____

Your full name in block capitals:

in the presence of the following witness:

Signature of witness: _____

Full name of witness in block capitals:

Address of witness:

Signed as a deed by **you** as a borrower:

Your signature: _____

Your full name in block capitals:

in the presence of the following witness:

Signature of witness: _____

Full name of witness in block capitals:

Address of witness:

Signed as a deed by **you** as a borrower:

Your signature: _____

Your full name in block capitals:

in the presence of the following witness:

Signature of witness: _____

Full name of witness in block capitals:

Address of witness:

Signed as a deed by **you** as a borrower:

Your signature: _____

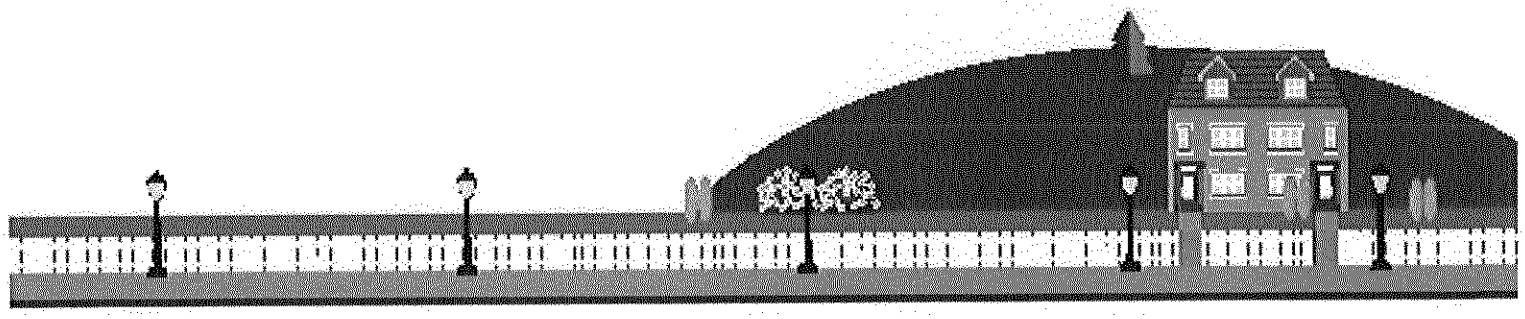
Your full name in block capitals:

in the presence of the following witness:

Signature of witness: _____

Full name of witness in block capitals:

Address of witness:



FLEET MORTGAGES

Use the following (as appropriate) where a borrower is a company:

Executed as a deed by **you** acting by a director and its company secretary/two directors

Signature of Director: _____

Full name in block capitals: LORRAINE CELIA HARRIS
Director

Signature of Director /Company Secretary: _____

Full name in block capitals: REUBEN H LAWMAN
Director/Company Secretary

Executed as a deed by **you** acting by a director in the presence of:

Signature of Director: _____

Full name in block capitals:
Director

Signature of witness: _____

Full name in block capitals:

Address of witness:

Executed as a deed by affixing **your** common seal in the presence of:

Signature of Director: _____

Full name in block capitals:
Director

Signature of Director /Company Secretary: _____

Full name in block capitals:
Director/Company Secretary

Use the following (as appropriate) where a borrower is a limited liability partnership:

Executed as a deed by **you** acting by two designated members or by a designated member in the presence of a witness:

Signature of Witness: _____

Full name in block capitals:
Witness

Address of witness:

_____
LLP Member

_____
LLP Member