Registration of Securities
Guidance for conveyancers (England & Wales)
Application to Land Registry

In accordance with our Instructions and the UK Finance Lenders’ Handbook 14.1.5, you must submit the application to register our Charge, and any associated application, within the priority period afforded by the Official Search subsisting on the day of Completion.

You must not complete the transaction unless you able to comply with this requirement.

Further renewals of Official Search priority periods will not be effective in providing adequate protection for priority of the registration of our Charge if you have not applied to register our Charge within the original priority period.

Unilateral Notice (UN1) – contingency

If you are unable to submit the application to register our Charge, or any associated application, within the priority period afforded by the Official Search subsisting on the day of Completion, you must register a Unilateral Notice to protect the priority of our application.

New Lease – (UN1 protection unavailable)

If our security will be a new lease and the Land Registry are unable to register a UN1 due to r.16(3), Land Registration Rules 2003 you must notify us immediately and to confirm how the priority of our application will be protected.

Companies House registration

An example of how to complete Form MR01 is shown below.

Please remember, the Charge is to be registered against the name of the Limited Company Borrower in Section 1 of the MR01, not ourselves.

Please ensure you apply to register our Charge at Companies House within the strict 21 day deadline from completion.

If a valid application is not received by Companies House within this period, you will have to commence legal proceedings at your own expense to obtain a court Order to extend the period of time permitted to register the Charge pursuant to the Companies Act 2006.

Under no circumstances will we permit you to post-date the mortgage deed or obtain a newly executed deed.

The MR01 can be submitted online by registering with the WebFiling service offered by Companies House https://www.gov.uk/government/organisations/companies-house/about-our-services#webfiling

This service is cheaper, quicker and could save you considerable costs in applying to court for an extension of time.

Pending registration – updates

Pending registration of our securities, we may require progress updates from you. To avoid contacting you unnecessarily, please complete our update proforma as fully as possible, if requested to do so (an example is given below).
Post completion documentation to submit to:
Precise Mortgages (Deeds Management Team), PO Box 6075, Wolverhampton, WV10 6TD (Handbook references in brackets)

- certified copy of a power of attorney used for the execution of any document (5.17.5);
- statutory declaration of non-revocation (where appropriate) (5.17.5);
- certified copy of Consent Deed from any non-borrowing adult occupier(s) and, where applicable, practitioner’s declaration of independent legal advice provided to occupier (7.3);
- certified copy of Mortgage Deed (14.1.5);
- Title Information Document (in relation to the Property) showing our Mortgage registered as either a first or second charge (as stipulated in the Mortgage Offer) (14.2.2);
- certified copy of any charge by way of additional security over any other property;
- Title Information Document (in relation to any property over which we require a charge by way of additional security) showing our charge satisfactorily registered;
- certified copy of Deed(s) of Guarantee and Indemnity and Legal Advice Confirmation;
- certified copy of any Debenture;
- any other document specifically requested in our Instructions to you.
In accordance with Sections 859A and 859J of the Companies Act 2006.

**MR01**

**Particulars of a charge**

**Company name in full**

**Company number**

In accordance with Sections 859A and 859J of the Companies Act 2006.

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**What this form is for**

You may use this form to register a charge created or evidenced by an instrument.

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**What this form is NOT for**

You may not use this form to register a charge where there is no instrument. Use form MR08.

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**For further information, please refer to our guidance at:**

www.gov.uk/companieshouse

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Filling in this form

Please complete in typescript or in bold black capitals.

All fields are mandatory unless specified or indicated by *

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### 1. Company details

<table>
<thead>
<tr>
<th>Company number</th>
</tr>
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<tr>
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<table>
<thead>
<tr>
<th>Company name in full</th>
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</thead>
<tbody>
<tr>
<td>Charter Court Financial Services Limited trading as Precise Mortgages</td>
</tr>
</tbody>
</table>

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### 2. Charge creation date

<table>
<thead>
<tr>
<th>Charge creation date</th>
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### 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.

<table>
<thead>
<tr>
<th>Name</th>
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</table>

<table>
<thead>
<tr>
<th>Name</th>
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<tr>
<th>Name</th>
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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.

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A fee is payable with this form

Please see 'How to pay' on the last page.

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Go online to file this information

www.gov.uk/companieshouse

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Limited Company borrower’s details

Date of mortgage deed

Charter Court Financial Services Limited trading as Precise Mortgages

Not applicable
**MR01**  
**Particulars of a charge**

### 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

<p>| | |</p>
<table>
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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.

### 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.

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<table>
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<tr>
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<tbody>
<tr>
<td>Yes</td>
<td>No</td>
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</table>

### Floating charge

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

<p>| | |</p>
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<tbody>
<tr>
<td>Yes</td>
<td>No</td>
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</table>

#### Yes Continue

Go to Section 7

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

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>Yes</td>
<td>No</td>
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</tbody>
</table>

### 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.

<p>| | |</p>
<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Yes</td>
<td>No</td>
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</table>

### Trustee statement

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.

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This statement may be filed after the registration of the charge (use form MR06).

### Signature

Please sign the form here.

<table>
<thead>
<tr>
<th>Signature</th>
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</tbody>
</table>

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

**Conveyancer to sign**

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Full address of Property and any additional security being charged to Charter Court Financial Services Limited

This refers to General Mortgage Condition 1.4g and the Restriction in the Mortgage Deed at clause 4

We do not accept the security of property held in trust by the Borrower
MR01
Particulars of a charge

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.

Checklist
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.

This form has been provided free of charge by Companies House.
# Update on Registration of Charge

<table>
<thead>
<tr>
<th>Account Number</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Account Name</td>
<td></td>
</tr>
<tr>
<td>Property Address</td>
<td></td>
</tr>
<tr>
<td>Date</td>
<td>/ /</td>
</tr>
</tbody>
</table>

Further to our instructions to you, please complete this form fully – we will use this information to update our records and avoid contacting you unnecessarily.

## Land Registry Application

<table>
<thead>
<tr>
<th>Completion date</th>
<th>/ /</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date of expiry of OS1/2 Priority Search which subsisted on the date our mortgage completed</td>
<td>/ /</td>
</tr>
<tr>
<td>Date application to register our Charge was submitted to Land Registry</td>
<td>/ /</td>
</tr>
</tbody>
</table>

If no date for the above, have you applied to register a Notice?  
☐ Yes (please specify below)  ☐ No

☐ UN1  ☐ AN1

When was the Notice application submitted?  / / 

Has the Notice been registered?  
☐ Yes  ☐ No

Date of Registration of Notice  / / 

If not, please explain your reasons for not registering a Notice:

## Type of Application submitted to Land Registry (please tick below as applicable)

☐ Transfer of whole of existing Freehold title

☐ Transfer of whole of existing Leasehold title

☐ Transfer of part of existing Freehold title

☐ New lease created from existing, registered Freehold title

☐ New lease created from Unregistered Freehold land (previously Unregistered Land)

☐ First registration of Freehold title (previously Unregistered Land)

## Limited Company Registrations (if applicable)

<table>
<thead>
<tr>
<th>Completion date</th>
<th>/ /</th>
</tr>
</thead>
<tbody>
<tr>
<td>Has the registration application been accepted by Companies House within the 21 day period?</td>
<td>☐ Yes  ☐ No</td>
</tr>
<tr>
<td>If not, have you applied to Companies Court for an extension of time?</td>
<td>☐ Yes  ☐ No</td>
</tr>
<tr>
<td>Date extension application to court was made</td>
<td>/ /</td>
</tr>
</tbody>
</table>

If no extension application has been made to court, please explain the reasons for this.

Please email form back to: precise.servicing@precisemortgages.co.uk
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.