



**Registration of a Charge**

Company name: **LILYPAD PROPERTY SERVICES LIMITED**

Company number: **06002565**



X951P4K1

Received for Electronic Filing: **14/05/2020**

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**Details of Charge**

Date of creation: **30/04/2020**

Charge code: **0600 2565 0008**

Persons entitled: **THE MORTGAGE WORKS (UK) PLC**

Brief description: **61 WARWICK ROAD CANTERBURY CT1 1RL**

**Contains fixed charge(s).**

**Contains negative pledge.**

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**Authentication of Form**

This form was authorised by: **a person with an interest in the registration of the charge.**

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**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: **BERNADETTE MCCORLEY**



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

Company number: 6002565

Charge code: 0600 2565 0008

The Registrar of Companies for England and Wales hereby certifies that a charge dated 30th April 2020 and created by LILYPAD PROPERTY SERVICES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 14th May 2020 .

Given at Companies House, Cardiff on 15th May 2020

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

## Standard BTL Mortgage Deed

|                                                                                                                                                                                   |                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| <b>Date:</b> 30 <sup>th</sup> APRIL 2020                                                                                                                                          |                          |
| <b>Company:</b> The Mortgage Works (UK) plc<br>Registered in England, Registered Number 02222856<br>Registered Office: Nationwide House, Pipers Way, Swindon, Wiltshire, SN38 1NW |                          |
| <b>Mortgage Conditions:</b> The Company's Standard BTL Mortgage Conditions 2009                                                                                                   |                          |
| <b>Borrower:</b> Lygna Property Services Ltd.                                                                                                                                     |                          |
| <b>Property:</b> 61, Warwick Rd<br>Conelbury C11 1RL                                                                                                                              | <b>Title No:</b> K979398 |

1. This Charge incorporates the Mortgage Conditions a copy of which has been received by the Borrower which the Borrower hereby acknowledges.
  2. 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 with the payment of all the money payable by the Borrower to the Company under 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 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.
    - 2.5 by way of mortgage the benefit of the landlord to and in the occupation leases and the rents in accordance with Condition 4.1 of the Mortgage Conditions.
    - 2.6 by way of assignment the policy in accordance with Condition 34.2 of the Mortgage Conditions.
    - 2.7 if the Borrower is a company by way of floating charge all the undertaking and all the property and assets of the Borrower in accordance with Condition 4.2 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 6.1 (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:-**

Witness signature :

Printed Name :

Address :


**SIGNED as a deed by the  
BORROWER in the presence of:-**

Witness signature :

Printed Name :

Address :

**EXECUTED as a deed by the  
BORROWER acting by:-**

} \* 

Director: LINDA JONES


Director/Secretary: LILYPAD PROPERTY SERVICES LTD

**SIGNED as a deed on behalf of the  
BORROWER a company incorporated in**

by

and

being [a] person[s] who, in accordance  
with the laws of that territory, is/are  
acting under the authority of that company

 , DIRECTOR  
For Lilypad Property  
Services Ltd.  
Authorised signatory (or signatories)

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

Director:

Director/Secretary:

**Signed on behalf of  
The Mortgage Works (UK) plc**

Authorised Signatory:

Authorised Signatory:

**OFFER SPECIAL CONDITIONS**

1. We have assessed this application on the basis that the following directors and shareholders are the beneficial owners of the Company. Immediately prior to completion of this advance, the conveyancer acting for you must provide us with specific written confirmation that these directors and shareholders (and their shareholdings) remain unchanged and that no shareholder is acting in the capacity of nominee on behalf of any other individual(s) or company. The advance will not be released by us until this has been received.

Director / Shareholder (Percentage Shareholding)

| Name       | Share % |
|------------|---------|
| Ms L Jones | 100.00% |

2. Your conveyancers will secure the joint and several guarantees (in our standard form) from

| Name       |
|------------|
| Ms L Jones |

The Company undertakes that at no time during the duration of the loan will the Company engage in any trading activity other than the purchase and holding of purely residential properties for investment, nor will the Company hold as fixed assets anything other than residential investment properties.

Consent from us must be obtained before the Directors or beneficial owners of the Company change or the trading activities are amended.

3. **FLOATING CHARGE**

We have waived the requirement for a floating charge over the assets of the Company.

**SEPARATELY SITED GARAGE**

Where there is a separately sited garage included with the property conveyancers are to ensure it is included within our security and that adequate rights of access exist.

**EXISTING TENANT TO REMAIN (Purchase only)**

For purchase applications where an existing tenant is to remain in occupation the conveyancer to ensure that either: 1) the benefit of the existing Assured Shorthold Tenancy agreement has been transferred to our borrower on or before completion so that there is a direct contractual relationship with current tenant 2) a new Assured Shorthold Tenancy agreement is in place between our borrower and the existing tenant and that any previous tenancy has been extinguished.

**REPAIRS AND REPORTS**

The mortgage valuation report may contain works recommended by the valuer which we advise should be carried out by a suitably qualified professional within 3 months of completion.

**CONTACT**

In the event that it is necessary to serve notice, document or pleading on you, you acknowledge that it will be deemed good service if we serve any such notice, document or pleading on either the mortgaged property or on a UK firm of solicitors nominated by the borrower(s), such firm being deemed to be the borrower(s) solicitors unless agreed otherwise.

## GENERAL CONDITIONS THAT APPLY TO ALL OUR MORTGAGE OFFERS

### EXPIRY OF MORTGAGE OFFER

This Mortgage Offer is valid until the expiry date shown on page 1. If you do not take out the Mortgage before that date it will lapse. We will consider renewing the Mortgage Offer if you or your conveyancers ask us. We will only do so if we are satisfied that there has been no adverse change in either your circumstances or to the value of the property and different terms and a different interest rate may apply.

### WITHDRAWAL OF MORTGAGE OFFER

We can withdraw the Mortgage Offer at any time if:

- (i) there is a material change in your financial or personal circumstances or in the value of the property which is to secure the loan; or
- (ii) we have reason to believe we have been given false information about you or the property; or
- (iii) the investigation of the title by the solicitor/conveyancer raises any issues which makes the property unacceptable to us.

### MORTGAGE TERMS AND PROVISIONS

We enclose copies of the following documents:

- Our Standard BTL Mortgage Conditions 2018;

Please read them carefully.

TMW customers and/or members of their family aren't allowed to live in the Buy to Let property at any time and will be in breach of the terms and conditions of the mortgage contract should they choose to do so. Where this is the case, TMW's policy is to give the customer and/or members of their family a period of time in which to vacate the property, or instead remortgage to a residential loan. If a customer fails to comply with these terms, this may lead to legal action being taken against them, which could ultimately result in TMW taking possession of the property.

### REPORT AND VALUATION

We enclose a copy of the valuation report, which has been prepared solely to enable us to assess the adequacy of the property as security for the proposed Mortgage, and to enable us to satisfy our obligations under the Building Societies Act 1986. It is prepared in accordance with RICS/ISVA Guidance Notes and is based upon a limited inspection.

The report is not a survey and we do not ask the valuer to carry out a detailed examination of the structural condition of the property. If the mortgage is for house purchase the report contains much less information than you need to decide whether you should proceed with the purchase and the price you should pay.

The property may have serious defects, which are not revealed in the valuation report and there may be omissions and/or inaccuracies in it that do not affect us but which will matter to you. If the mortgage is for house purchase we strongly recommend that you obtain a more detailed report of your own on the condition and value of the property to enable you to decide whether it is suitable for your purposes. This might take the form of either a 'Building/Structural Survey' or a 'House buyer's Report and Valuation'.

### PROPERTY INSURANCE

You are required to arrange your own property insurance:

- You accept sole responsibility for the choice of insurer and adequacy of cover;
- You agree to arrange appropriate cover before completion of the Mortgage and maintain it throughout the life of the Mortgage;
- Your buildings insurance must satisfy the following conditions:
  1. the sum insured must be for at least its rebuilding cost;
  2. the buildings insurance should be in the joint names of you and us as defined in the Standard BTL Mortgage Conditions 2018;
  3. the policy must provide for the buildings sum insured to be index linked annually;
  4. the policy excess must not exceed £1,000;
  5. the following risks must be covered – fire, lightning, aircraft, explosion, earthquake, storm, flood, escape of water or oil, riot, malicious damage, theft or attempted theft, falling trees and branches and aerials, subsidence, heave, landslip, collision, accidental damage to glass and sanitary ware, accidental damage to underground services and property owners liability to third parties;
- The insurer must be a member of the Association of British Insurers.

### ACCEPTANCE OF MORTGAGE OFFER

If we make the Mortgage this (or any subsequent Offer that replaces it) is the Mortgage Offer referred to in our BTL Mortgage Conditions 2018.