



**Registration of a Charge**

Company Name: **HUNGATE HOLDINGS LTD**

Company Number: **11031533**



XBIPZPNT

Received for filing in Electronic Format on the: **12/12/2022**

**Details of Charge**

Date of creation: **09/12/2022**

Charge code: **1103 1533 0004**

Persons entitled: **MPOWERED MORTGAGES**

Brief description: **20 NICHOLAS HAMMOND CLOSE ASHFORD KENT TN23 3TD**

**Contains fixed charge(s).**

**Contains floating charge(s) .**

**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: **LAURA WELLS**



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

Company number: 11031533

Charge code: 1103 1533 0004

The Registrar of Companies for England and Wales hereby certifies that a charge dated 9th December 2022 and created by HUNGATE HOLDINGS LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 12th December 2022 .

Given at Companies House, Cardiff on 14th December 2022

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**

Account Number:

### MORTGAGE DEED (BUY TO LET)

Date:	9 December 2022
We (us) the Lender: Spring Financial Group Limited trading as MPowered Mortgages, 3 <sup>rd</sup> Floor Pannell House, Park Street, Guildford, Surrey, United Kingdom, GU1 4HN.	
You, the borrower: Hungate Holding Limited	company number: 11031533
Property: 20 Nicholas Hammond Close, Ashford, Kent TN23 3TD	
	Title Number: TT115586
Mortgage Conditions: MPowered Mortgages Buy To Let Mortgage Terms and Conditions 2020	

1. This Mortgage Deed incorporates the Mortgage Conditions, copies of which you acknowledge having received.
2. You promise to pay and/or perform, on demand by us:
  - a. all of your obligations set out in this Mortgage Deed and the Mortgage Conditions; and
  - b. all other monies, liabilities and obligations at any time owed or to become due by you to us on any account whatsoever,

(whether, in each case, certain or contingent, now or in the future) (the **Secured Liabilities**).
3. You charge with full title guarantee and as a continuing security with the payment to us of the Secured Liabilities:
  - a. by way of first legal mortgage the Property;
  - b. by way of first fixed charge all proceeds of any insurances effected in respect of the Property;
  - c. by way of first fixed charge the goodwill of any business carried on by you in and from the Property from time to time;
  - d. by way of first fixed charge any shares or other membership rights in any management company or residents association held by virtue of you owning the Property;
  - e. by way of first fixed charge the benefit of the landlord to and in any rights of occupation of the Property and any rental income; and
  - f. By way of floating charge, any chattels or assets stored or located at the property.
4. You assign absolutely to us:
  - a. your rights and claims now or at any time against tenants or occupiers of the Property or their guarantors;

- b. your rights and claims now or at any time against managing agents, professional advisors, suppliers or contractors in relation to the Property;
  - c. guarantees, insurances or compensation monies now or at any time relating to any of the Property; and
  - d. any other rights arising from the Property (including any rights to statutory compensation) not otherwise charged under this Mortgage Deed (and in each case to be re-assigned to you when the Outstanding Balance (as defined in the Mortgage Conditions) is repaid in full.
5. This Deed is made for securing (but we are not obliged to make) further advances.
6. You apply to the Chief Land Registrar to enter on the Register a restriction that 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 9 December 2022 in favour of Spring Financial Group Limited referred to in the charges register.

**IN WITNESS** whereof this Mortgage Deed has been executed as a deed and is intended to be and is delivered on the above date.

**BORROWER**



*[If an individual/sole trader]*

SIGNED as a Deed by you in the presence of a Witness. Each signature to be separately witnessed.

Full name of Borrower (in BLOCK CAPITALS) and signature	Signed in the presence of
	Name (in BLOCK CAPITALS): Signature: Address:
	Name (in BLOCK CAPITALS): Signature: Address:

*[If a company]*

EXECUTED as a Deed by you, the borrower, acting by a director and its secretary or two directors.

Full name of Director/Secretary (in BLOCK CAPITALS) and signature	Signed in the presence of
 <b>MARK HUNGATE</b>	<b>NABEELA ARSHAD</b> Name (in BLOCK CAPITALS): <b>Nabeela Arshad</b> Signature:  <b>FALCON SOLICITORS</b> Address: <b>340 FARNHAM ROAD</b> <b>SLOUGH</b> <b>SL2 1JG</b> <b>01753 677071</b>
	Name (in BLOCK CAPITALS): Signature: Address:

*[If an LLP]*

EXECUTED as a Deed by you, the borrower, acting by two designated members.

Full name of Designated Member (in BLOCK CAPITALS) and signature	Signed in the presence of
	Name (in BLOCK CAPITALS): Signature: Address:
	Name (in BLOCK CAPITALS): Signature: Address: