



Registration of a Charge

Company Name: **SMART PROPERTY LETTINGS AND DEVELOPMENTS LTD**

Company Number: **12143938**



Received for filing in Electronic Format on the: **27/05/2022**

XB4VF089

Details of Charge

Date of creation: **27/05/2022**

Charge code: **1214 3938 0010**

Persons entitled: **KENSINGTON MORTGAGE COMPANY LIMITED**

Brief description: **4 HATCHETS LANE, NEWARK NG24 2AF REGISTERED AT H M LAND
REGISTRY UNDER TITLE NUMBER NT563774**

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: **ANNA FUSSEY**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 12143938

Charge code: 1214 3938 0010

The Registrar of Companies for England and Wales hereby certifies that a charge dated 27th May 2022 and created by SMART PROPERTY LETTINGS AND DEVELOPMENTS LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 27th May 2022 .

Given at Companies House, Cardiff on 31st May 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**

MORTGAGE DEED



Kensington

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 2020 Ref KMC20 (the **Mortgage Conditions**) unless otherwise defined.

Date (date) <u>27 May 2022</u>	(Insert)	Mortgage Conditions Kensington Mortgage Company Limited Mortgage Conditions 2020 (the " Mortgage Conditions ")
Lender	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 ")	
Property	Property: Freehold/Leasehold land being: <u>4 HATCHETS LANE, NEWARK NG24 2AF</u> Registered at the Land Registry with Title Number(s): <u>NT563774</u> and shown edged on the plan filed with the Land Registry under the same Title Number (the " Property ")	
Mortgagor	Name of company: <u>SMART PROPERTY LETTINGS AND DEVELOPMENTS LTD</u> a limited liability company incorporated under the Companies Act in England and Wales with Company Number: <u>12143938</u> having its registered office at: <u>24 MASEFIELD CRESCENT, BALDERTON, NEWARK NG24 3QG</u> (" 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 MD682M

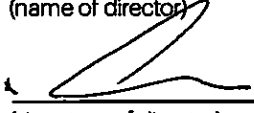

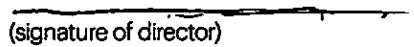
4. You apply to the Land Registry for the following restriction to be registered in the Proprietorship Register of the title to the property:
 "No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated _____ in favour of Kensington Mortgage Company Limited (Company number: 3049877) referred to in the charges register."
5. 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>Executed as a deed by: <u>SMART PROPERTY LETTINGS AND DEVELOPMENTS LTD</u> (name of executing company)</p> <p>Acting by: <u>CRAIG ANTONY BOODY</u> (name of director)</p> <p> (signature of director)</p> <p>In the presence of:  (witness signature)</p> <p><u>Anna Fussey</u> <i>Solicitor</i> <u>Adie Pepperdine Ltd</u> 3 The Landings Burton Waters Lincoln LN1 2TU (witness address)</p> <p>(witness occupation)</p>	<p>ALTERNATIVELY</p> <p>Executed as a deed by: _____ (name of executing company)</p> <p>Acting by: _____ (name of director)</p> <p> (signature of director)</p> <p>And: _____ (name of director/secretary)</p> <p>_____ (signature of director/secretary)</p>
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