



Registration of a Charge

Company name: **ADVANCE PROPERTY PARTNERS LTD**

Company number: **12580128**



XA2SKK1S

Received for Electronic Filing: **20/04/2021**

Details of Charge

Date of creation: **15/04/2021**

Charge code: **1258 0128 0002**

Persons entitled: **FLEET MORTGAGES LIMITED**

Brief description: **ALL THAT FREEHOLD LAND AND BUILDINGS KNOWN AS 25
WOODGATE GARDENS, BIRMINGHAM, B32 3UW REGISTERED AT HM
LAND REGISTRY WITH TITLE NUMBER WM212928**

Contains fixed 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: **SETFORDS SOLICITORS**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 12580128

Charge code: 1258 0128 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 15th April 2021 and created by ADVANCE PROPERTY PARTNERS LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 20th April 2021 .

Given at Companies House, Cardiff on 21st April 2021

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



Account No: 1100038323 Date: 15/04/2021

we, us and our means Fleet Mortgages Limited of 2nd Floor, Flagship House, Reading Road North, Fleet, Hampshire, GU8 4WP (registered in England and Wales as company number 06663979) 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 2020 - Version 3

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

(1) Advance Property Partners Ltd - 28 Atlas Estate, Brookvale Road, Birmingham, B6 7EX

(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: TITLE NO:

25 Woodgate Gardens, Birmingham WM212928

Postcode: B32 3JW

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:-

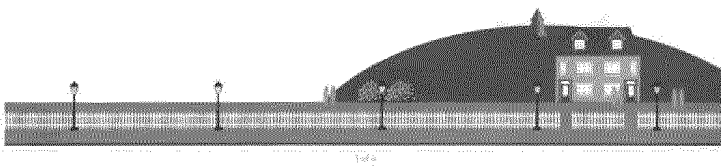
3.1 the Initial advance;

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 MD14438



Mortgage Deed



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 15/04/2021 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**.

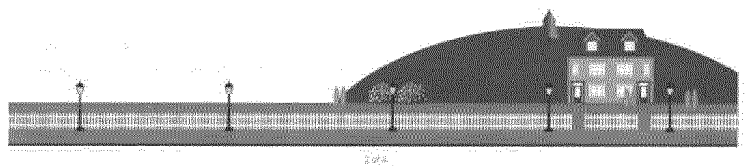
Also, other information provided by us (including in previous discussions, illustrations, quotations or representations) is superseded by the **mortgage documents**. Therefore, you must not rely upon any of that superseded information.

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:

Signed as a deed by you as a borrower:		In the presence of the following witness:	
Your signature: _____	Signature of witness: _____		
Your full name in block capitals: _____	Full name of witness in block capitals: _____		
	Address of witness: _____		

Signed as a deed by you as a borrower:		In the presence of the following witness:	
Your signature: _____	Signature of witness: _____		
Your full name in block capitals: _____	Full name of witness in block capitals: _____		
	Address of witness: _____		

Signed as a deed by you as a borrower:		In the presence of the following witness:	
Your signature: _____	Signature of witness: _____		
Your full name in block capitals: _____	Full name of witness in block capitals: _____		
	Address of witness: _____		

Signed as a deed by you as a borrower:		In the presence of the following witness:	
Your signature: _____	Signature of witness: _____		
Your full name in block capitals: _____	Full name of witness in block capitals: _____		
	Address of witness: _____		



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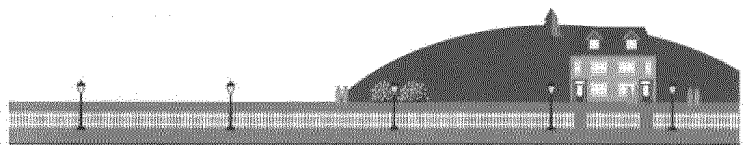


Using the following (as appropriate) where a borrower is a company:

Executed as a deed by you acting by a director and its company secretary/two directors			
Signature of Director: _____		Signature of Director /Company Secretary: _____	
Full name in block capitals: _____	Full name in block capitals: _____	Full name in block capitals: _____	Full name in block capitals: _____
Director		Director/Company Secretary	

Executed as a deed by you acting by a director in the presence of:			
Signature of Director: <i>[Signature]</i>		Signature of witness: <i>[Signature]</i>	
Full name in block capitals: <u>ZAHRA PATICK</u>	Full name in block capitals: <u>MELISSA WEBBURN</u>	Full name in block capitals: _____	Full name in block capitals: _____
Director		Address of witness: <u>20 WILKIE CROFT</u>	Address of witness: <u>BHAM B36 0FX</u>

Executed as a deed by affixing your common seal in the presence of:			
Signature of Director: _____		Signature of Director /Company Secretary: _____	
Full name in block capitals: _____	Full name in block capitals: _____	Full name in block capitals: _____	Full name in block capitals: _____
Director		Director/Company Secretary	



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