

**If your property is subject to a residential lease or tenancy agreement, you will need to provide the following to your lender:**





**Long leases:  
A copy of the lease itself  
(a full copy of the signed  
and dated lease with a  
coloured plan)**

Note:

If the lease is registered, your lender will also want to see a copy of the title register and plan.

If the lease should have been registered but is not, your lender will most likely require that registration is dealt with before they will lend you any money.

# In addition to the lease, copies of any:

- Deeds of variation (signed and dated)
- Licence for alterations

Confirmation that the rent and service charges have been paid up to date (as applicable).

Confirmation that the Tenant has not breached any of the covenants contained in the lease.

Confirmation that no forfeiture proceedings are being taken against the Tenant.

## **Properties that are subject to Tenancy Agreements require a number of documents to be provided in addition to the agreement itself, including:**

- Tenancy Deposit Scheme (TDS) Certificate, evidencing that any deposit has been lodged with a government approved deposit scheme
- Electrical safety certificate – these need to be renewed every 5 years or at the start of any new tenancy
- Gas safety certificate – these need to be reviewed annually

**Assured shorthold tenanted properties also require a number of additional confirmations to be provided, to evidence that the tenancy complies with legislation, including:**

- that rent payments are up to date;
- compliance with smoke and carbon monoxide alarm requirements;
- that there are no other occupiers;
- right to rent checks have been carried out;
- that the Prescribed Information was issued at the start of the tenancy;
- no allegations of disrepair or breaches to the Landlords statutory obligations
- deposit was lodged in the TDS scheme within the requisite time period





**If your security property tenure is leasehold, you will also be asked to provide your Lender with replies to Leasehold Property Enquiries (LPE1).**

## **Why?**

Because you are effectively selling your interest in the lease to the Lender so they need to be apprised of the current position of the remainder of the building, including any upcoming expenditure which may affect their valuation of the Property.

The LPE1 pack also provides details of historic expenditure for the remainder of the building and a copy of the current buildings insurance policy which the Lender will need to see.



It is helpful to have all information relating to tenants at the property at the outset of the transaction, this is to ensure that the Lender's valuation accurately reflects the position 'on the ground' and can help avoid delays within the transaction where there are anomalies.

Our Borrower Real Estate Finance team regularly deal with security properties involving leases and would be happy to discuss your requirements with you in advance of your offer being received, in order to ensure that all documentation is collated and can be reviewed as soon as possible.