



To find out more about our fees visit  
 { HYPERLINK  
 "https://www.gov.uk/governm  
 ent/collections/fees-land-  
 registry-guides" }

Failure to enter the current market value of the land in this panel and/or to include a fee based on Scale 1 will result in a requisition being raised or rejection of the application.

Remember restrictions in deeds may apply to other deeds of lower priority in this list, unless you specify otherwise.

Place 'X' in the appropriate box.

The fee will be charged to the account specified in panel 7.

Provide the full name(s) of the person(s) applying for first registration. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

If the application is based on adverse possession or lost deeds, you may add a telephone number and/or email address for the applicant that we can use for arranging any survey which may be needed.

Complete as appropriate where the applicant is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

This panel must always be completed.

A key number is only available to professional customers, such as solicitors.

If you are paying by direct debit, this will be the account charged.

This is the address to which we will normally send requisitions and return documents. However if you insert an email address, we will use this whenever possible.

We will only issue warning of cancellation letters to conveyancers if an email address is inserted.

5	Application, priority and fees		
	Applications in priority order	Price paid/Value (£)	Fees paid (£)
	First registration of the freehold/leasehold estate		
	Total fees (£)		
Fee payment method			
{ FORMCHECKBOX } 'Land Registry'		cheque made payable to 'Land Registry'	
{ FORMCHECKBOX } with Land Registry		direct debit, under an agreement	
6	The applicant:		
	<p><u>For UK incorporated companies/LLPs</u>          Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u>          (a) Territory of incorporation:</p> <p>(b) Registered number in the United Kingdom including any prefix:</p>		
7	This application is sent to Land Registry by		
	Key number (if applicable):		
	Name: Address or UK DX box number:		
Email address:			
Reference:			
Phone no:		Fax no:	

Place 'X' in the appropriate box.

In this and panel 10, each proprietor may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

8	<p>The address(es) for service for each proprietor of the estate to be entered in the register is</p> <p>{ FORMCHECKBOX } the address of the property (where this is a single postal address)</p> <p>{ FORMCHECKBOX } the following address(es):</p>
---	--

Where the applicant is more than one person, place 'X' in the appropriate box.

Complete as necessary.

The registrar will enter a Form A restriction in the register *unless*:

- an 'X' is placed:
  - in the first box, or
  - in the third box and the details of the trust or of the trust instrument show that the applicants are to hold the property on trust for themselves alone as joint tenants, *or*
- it is clear from completion of a form JO lodged with this application that the applicants are to hold the property on trust for themselves alone as joint tenants.

Please refer to { HYPERLINK "<https://www.gov.uk/joint-property-ownership>" } and { HYPERLINK "<https://www.gov.uk/government/publications/private-trusts-of-land>" } for further guidance. These are both available on the GOV.UK website.

Where a charge has an MD reference we will ignore an address given in this panel unless the charge is in favour of a United Kingdom bank and neither the charge form nor any agreement we have with the lender specifies an address for service.

For permitted addresses see note to panel 8.

Complete as appropriate where the proprietor of the charge is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

If this statement applies (i) place 'X' in the box and (ii) enclose Form DI.

Rule 28 of the Land Registration Rules 2003 sets out the disclosable overriding interests that you must tell us about.

9	<p>Where the applicant is more than one person</p> <p>{ FORMCHECKBOX } they hold the property on trust for themselves as joint tenants</p> <p>{ FORMCHECKBOX } they hold the property on trust for themselves as tenants in common in equal shares</p> <p>{ FORMCHECKBOX } they hold the property on trust:</p>
10	<p>Name and address(es) for service for the proprietor of any charge to be entered in the register:</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in the United Kingdom including any prefix:</p>
11	<p>Disclosable overriding interests</p> <p>{ FORMCHECKBOX } Disclosable overriding interests affect the estate.</p>

This panel must be completed for all applications for first registration regardless of whether you are relying on title documents or only on a statutory declaration or statement of truth. Failure to complete this panel is likely to result in the rejection of the application.

If you are lodging certified copy deeds only, have you remembered to include the [HYPERLINK "https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/750562/First\\_registration\\_copy\\_deeds\\_conveyancers\\_certificate\\_19Sept.docx"](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/750562/First_registration_copy_deeds_conveyancers_certificate_19Sept.docx)?

Place 'X' in the appropriate box.

If applicable complete the second statement with details of the interest(s); for interests disclosed only by searches do not include those shown on local land charge searches. Certify any interests disclosed by searches that do not affect the estate being registered.

If you do not place 'X' in the box we will assume that you have examined the applicant's title or are satisfied that it has been examined in the usual way.

12	<p><b>Certificate</b></p> <p>The title is based on the title documents listed in Form DL which are all those under the control of the applicant.</p> <p>Details of rights, interests and claims affecting the estate (other than non-disclosable interests falling within rule 28(2) of the Land Registration Rules 2003) known to the applicant are, where applicable, disclosed in the title documents and Form DI if accompanying this application.</p> <p>{ FORMCHECKBOX } The applicant knows of no other such rights, interests and claims. Only the applicant is in actual possession of the property or in receipt of the rent and profits from the property.</p> <p>{ FORMCHECKBOX } The applicant knows only of the following additional such rights, interests and claims, including those of any person (other than the applicant) in actual possession of the property or in receipt of the rent and profits from the property:</p>
13	<p><b>Examination of title</b></p> <p>{ FORMCHECKBOX } I/we have not fully examined the applicant's title to the estate, including any appurtenant rights, or satisfied myself/ourselves that it has been fully examined by a conveyancer in the usual way prior to this application.</p>

**Full details of the evidence of identity that is required can be found in { HYPERLINK "https://www.gov.uk/government/publications/evidence-of-identity-conveyancers" }, { HYPERLINK "https://www.gov.uk/government/publications/temporary-changes-to-hm-land-registry-evidence-of-identity-requirements-pg67a" } and in { HYPERLINK "https://www.gov.uk/completing-the-evidence-of-identity-panels-on-forms-ap1-fr1-ds2" } both of which can be found on the GOV.UK website.**

The requirement of registration is contained in section 4, Land Registration Act 2002. Further guidance is contained in Practice Guide 1.

Place 'X' in the appropriate box.

Conveyancer is defined in rule 217A, Land Registration Rules 2003 and includes persons authorised under the Legal Services Act 2007 to provide reserved legal services relating to land registration and includes solicitors and licensed conveyancers.

Place 'X' in the box in the second column if the person or firm who is sending the application to HM Land Registry represented that party in the

14	<p><b>Confirmation of identity</b></p> <p>When registering transfers, charges, leases and other dispositions of land, Land Registry relies on the steps that conveyancers take, where appropriate, to verify the identity of their clients. These checks reduce the risk of property fraud.</p> <p>Where a person was not represented by a conveyancer, Land Registry requires 'evidence of identity' in respect of that person, except where the first alternative in panel 15(2) applies.</p> <p>'Evidence of identity' is evidence provided in accordance with any current direction made by the Chief Land Registrar under section 100(4) of the Land Registration Act 2002 for the purpose of confirming a person's identity.</p> <p>If this application is to register a transfer, lease or charge, dated on or after 10 November 2008 <b>and</b> the requirement of registration applies, complete one of the following</p> <p>{ FORMCHECKBOX } I am a conveyancer, and I have completed panel 15</p> <p>{ FORMCHECKBOX } I am not a conveyancer, and I have completed panel 16</p>			
15	<p>Where the application is sent to Land Registry by a conveyancer</p> <p>(1) Details of conveyancer acting</p> <p>If you are sending an application to register a transfer, lease or charge, for each party to each disposition that is to be registered, state in the table below the details of the conveyancer (if any) who represented them.</p> <p>Where a party is not represented by a conveyancer you must also complete (2) below.</p> <table border="1" data-bbox="630 1870 1530 1975"> <tr> <td data-bbox="630 1870 1018 1975">Name of transferor, landlord, transferee, tenant, borrower or lender</td> <td data-bbox="1018 1870 1098 1975"></td> <td data-bbox="1098 1870 1530 1975">Conveyancer's name, address and reference</td> </tr> </table>	Name of transferor, landlord, transferee, tenant, borrower or lender		Conveyancer's name, address and reference
Name of transferor, landlord, transferee, tenant, borrower or lender		Conveyancer's name, address and reference		

transaction. Otherwise complete the details in the third column. If the party is not represented insert 'none' in the third column.

A separate box is provided, or can be added, for each party, as required by panel 15(1). That includes separate boxes for attorneys and donors where appropriate.

	{ FO RM CH EC KB OX }	Reference:

Place 'X' in the appropriate box(es).

Insert the name of each unrepresented transferor, landlord, transferee, tenant, borrower or lender for whom you give this confirmation.

**Evidence of identity is defined in panel 14. Full details of the evidence of identity that is required can be found in {**

(2) Evidence of identity

Where any transferor, landlord, transferee, tenant, borrower or lender listed in (1) was not represented by a conveyancer

{ FORMCHECKBOX } I confirm that I am satisfied that sufficient steps have been taken to verify the identity of

-----

-----

and that they are the transferor, landlord, transferee, tenant, borrower or lender listed in (1) (as appropriate)

{ FORMCHECKBOX } I enclose evidence of identity in respect of each unrepresented transferor, landlord, transferee, tenant, borrower or lender for whom I have not

HYPERLINK  
["https://www.gov.uk/government/publications/evidence-of-identity-conveyancers"](https://www.gov.uk/government/publications/evidence-of-identity-conveyancers) } and {  
 HYPERLINK  
["https://www.gov.uk/government/publications/temporary-changes-to-hm-land-registry-evidence-of-identity-requirements-pg67a"](https://www.gov.uk/government/publications/temporary-changes-to-hm-land-registry-evidence-of-identity-requirements-pg67a) } available on the GOV.UK website.

If the party is not represented insert 'none' in the second column.

A separate box is provided, or can be added, for each party, as required by panel 16(1). That includes separate boxes for attorneys and donors where appropriate.

Place 'X' in the appropriate box(es).

**Evidence of identity is defined in panel 14. Full details of the evidence of identity that is required can be found in {**  
 HYPERLINK  
["https://www.gov.uk/completing-the-evidence-of-identity-panels-on-forms-ap1-fr1-ds2"](https://www.gov.uk/completing-the-evidence-of-identity-panels-on-forms-ap1-fr1-ds2)

provided the confirmation above		
16	Where the application is sent to Land Registry by someone who is not a conveyancer	
	(1) Details of conveyancer acting	
	If you are sending an application to register a transfer, lease or charge (ie a mortgage), for each party to each disposition that is to be registered, state in the table below the details of the conveyancer (if any) who represented them.	
	You must also complete (2) below.	
	Name of transferor, landlord, transferee, tenant, borrower or lender	Conveyancer's name, address and reference
		Reference:
(2) Evidence of identity		
{ FORMCHECKBOX } for each applicant named in panel 6 is enclosed		
{ FORMCHECKBOX } for each unrepresented transferor, landlord, transferee, tenant, borrower or lender listed in (1) is enclosed		

**{ available on the GOV.UK website.**

If a conveyancer is acting for the applicant, that conveyancer must sign.

If you are lodging certified copy deeds only, have you remembered to include the { HYPERLINK "https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\_data/file/750562/First\_registration\_copy\_deeds\_conveyancers\_certificate\_19Sept.docx" }?

If no conveyancer is acting, the applicant (and if the applicant is more than one person then each of them) must sign.

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

17	<p>Signature of conveyancer: _____</p> <p>Date: _____</p> <p>OR</p> <p>Signature of applicant: _____</p> <p>Date: _____</p>
----	---