

Independent Legal Advice Form – Joint Borrower Sole Proprietor.

Suffolk Building Society mortgage application number

Legal Owner borrower(s)

1.

2.

Non-Owner borrower(s)

1.

2.

Non-Owner borrower(s) Signature(s)

1.

Date

2.

Date

Address of property to be mortgaged

Solicitor's firm name and address

Legal adviser's name

Signature

1.

Date

Reason for the form / advice

Given the nature of the proposed mortgage, the Society wishes to ensure that the Non-Owner Borrowers have followed a specific process and the basis of the mortgage/property transaction is fully understood prior to legal completion. This supports the Society being satisfied with its obligations towards good business conduct and in meeting its responsible lending obligations. By signing this form, you are confirming that you have fully explained and actioned these requirements prior to legal completion.

Legal adviser to confirm below advice given

☐ Yes

☐ No

1. I have been instructed by the Non-owner Borrower(s) to advise him/her/them on the nature, meaning and effect of the Mortgage Offer, Legal Charge Deed and Mortgage Terms and Conditions. I have provided this advice independently, acting for the Non-Owner Borrower(s) only.
2. I have been provided with the Mortgage Offer, Joint Borrower Sole Proprietor Legal Charge Deed and Mortgage Terms and Conditions.
3. I met with the Non-Owner Borrower(s) with no one else present and discussed the circumstances under which the Legal Charge Deed was being entered into. There was no evidence of any undue influence or pressure being applied to the Non-Owner Borrower(s).
4. I am satisfied that the Non-Owner Borrower(s) understand(s) the nature of the transaction. That he/her/them will not hold any legal ownership to the security property but will be required to assume responsibility for all payments and obligations and covenants under the mortgage jointly and severally with the Legal Owner Borrower(s).
5. I am satisfied that the Non-Owner Borrower(s) understand(s) the extent of the liabilities he/she/they have undertaken and that the amount secured by the Legal Charge Deed will secure the original advance, any further advances, interest, fees, charges and expenses.
5. I am satisfied that the Non-Owner Borrower(s) has/have full mental capacity to enter into this mortgage contract.
6. I have checked the identity of the Non-Owner Borrower(s).
7. I acknowledge that the Society may place reliance on this Certificate in determining whether or not to continue to make advances available to the Borrower(s).

Suffolk

Building

Society

Intermediaries

Suffolk Building Society, Freehold House, 6-8 The Havens,
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