

The York Place search indemnity schemes offer cover in place of or where there is delay in obtaining the local authority, sewerage undertaker, mining and chancel repair searches. To take advantage of any of the schemes the following declaration should be completed and either faxed, posted or sent by DX to any of our offices. The declaration can also be downloaded from our website at [www.yorkplace.co.uk](http://www.yorkplace.co.uk)

Address of the Property: \_\_\_\_\_

The property is Residential\*/Commercial\* \_\_\_\_\_

Name of the Buyer: \_\_\_\_\_

Name of Lender: \_\_\_\_\_

Purchase Price\*/Mortgage Advance\*: \_\_\_\_\_

Mortgage Advance Date: \_\_\_\_\_

Exchange Date: \_\_\_\_\_

\*I confirm that the property is a private residential dwelling (which term includes a single flat or maisonette and any extensions or alterations) in the ownership of a borrower applying for a mortgage or further advance secured on the property/\*the property is or on completion will be used as a commercial property.

Enquiries prior to contract will be completed before exchange of contracts and/or completion (other than where the Property is being purchased under 'Right to Buy' legislation).

I am not aware of any circumstances relating to the property which are likely to give rise to an adverse entry appearing in the official/personal\* search of the local authority Land Charges register, the records of the local water and sewerage undertaker and mining searches (search enquiry forms LLC1, Con 29, 29DW and 29M).

\*Delete all as appropriate

Authorised: \_\_\_\_\_

Name in Block Capitals: \_\_\_\_\_

For and on Behalf of (Firm): \_\_\_\_\_

Address: \_\_\_\_\_

Postcode: \_\_\_\_\_

Tel. No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Email: \_\_\_\_\_

Date: \_\_\_\_\_

Reference: \_\_\_\_\_

**LEEDS**

**12 York Place Leeds LS1 2DS**

**PROPERTY  
 TEL: 0113 224 5450**

**FAX: 0845 299 1309**

**DX: 26436 - Leeds Park Square**

**property@yorkplace.com**

**FORMATIONS & GENERAL  
 TEL: 0113 224 5450**

**FAX: 0113 224 5498**

**formations@yorkplace.com**

**www.yorkplace.co.uk**

For other indemnity requirements not listed please contact [property@yorkplace.com](mailto:property@yorkplace.com)

**LONDON**

**41 Chalton Street  
 London  
 NW1 1JD**

**TEL: 020 7554 2298**

**FAX: 0845 299 1309**

**DX: 2103 - Euston**

**london@yorkplace.com**

## YPSIS No Search Re-Mortgage

Mortgage Advance Residential	Premium (inc IPT)	Mortgage Advance Commercial	Premium (inc IPT)
Up to £250,000	£18 <input type="checkbox"/>	Up to £250,000	£47.50 <input type="checkbox"/>
£250,001 to £500,000	£23 <input type="checkbox"/>	£250,001 to £500,000	£75 <input type="checkbox"/>
£500,001 to £750,000	£43 <input type="checkbox"/>	£500,001 to £750,000	£115 <input type="checkbox"/>
£750,001 to £1m	£68 <input type="checkbox"/>	£750,001 to £1m	£150 <input type="checkbox"/>

I confirm that Warranties detailed on the Block Policy 62-001 (residential) and 62-002 (commercial) and the Claims Conditions of the said Policy have been complied with should a potential or actual claim ensue.

## YPSIS Search Delay

PURCHASE PRICE RESIDENTIAL	Premium (inc IPT)	PURCHASE PRICE COMMERCIAL	Premium (inc IPT)
Up to £250,000	£50 <input type="checkbox"/>	Up to £250,000	£102.50 <input type="checkbox"/>
£250,001 to £500,000	£80 <input type="checkbox"/>	£250,001 to £500,000	£164.17 <input type="checkbox"/>
£500,001 to £750,000	£100 <input type="checkbox"/>	£500,001 to £750,000	£205.83 <input type="checkbox"/>
£750,001 to £1m	£120 <input type="checkbox"/>	£750,001 to £1m	£246.67 <input type="checkbox"/>

Official (or personal) searches of the Local Authority Land Charges, Water Service Company and/or the Coal Authority registers in accordance with Forms LLC1 and Con 29/29DW/29M have been applied for within the last 3 months.

## YPSIS Search Validation

PURCHASE PRICE RESIDENTIAL	Premium (inc IPT)	PURCHASE PRICE COMMERCIAL	Premium (inc IPT)
Up to £250,000	£40 <input type="checkbox"/>	Up to £250,000	£81.67 <input type="checkbox"/>
£250,001 to £500,000	£60 <input type="checkbox"/>	£250,001 to £500,000	£123.33 <input type="checkbox"/>
£500,001 to £750,000	£85 <input type="checkbox"/>	£500,001 to £750,000	£175.00 <input type="checkbox"/>
£750,001 to £1m	£100 <input type="checkbox"/>	£750,001 to £1m	£205.83 <input type="checkbox"/>

Official (or personal) searches of the Local Authority Land Charges, Water Service Company and/or the Coal Authority registers in accordance with Forms LLC1 and Con 29/29DW/29M have been obtained within the last 12 months which did not reveal any adverse entry materially affecting the property.

## YPSIS No Search Purchase

PURCHASE PRICE RESIDENTIAL	Premium (inc IPT)	PURCHASE PRICE RESIDENTIAL	Premium (inc IPT)
Up to £250,000	£80 <input type="checkbox"/>	£500,001 to £750,000	£125 <input type="checkbox"/>
£250,001 to £500,000	£100 <input type="checkbox"/>	£750,001 to £1m	£160 <input type="checkbox"/>

Indemnity cover is required in the absence of an application for official (or personal) searches of the Local Authority Land Charges, Water Service Company and/or the Coal Authority registers in accordance with Forms LLC1 and Con 29/29DW/29M. (Please enquire about commercial properties)

## YPSIS Chancel Repair Liability

Contact the Property Team on 0113 224 5450 for more information on Chancel Liability.