

RELEASE OF LAND TEAM
Birmingham Midshires
PO BOX 834
Leeds
LS1 9PW

Mr J H Stein
6 Chatsworth Avenue
London
NW4 1HT

Telephone Number:
0345 8505000

Fax Number:
0845 835 7854

Date:
9 February 2016

Our Ref: Release of Land

Dear Mr Stein

Mortgage Account Number:200009824154
163 Sumatra Road NW6 1PN

We have received a letter from Drawing and Planning regarding Section 106. We return the documents to you for the following reasons.

- 1) We require a clause to be included in the Deed ' The mortgagee consents to this agreement and acknowledges that the agreement binds the Property. The mortgagee shall only be liable for a breach of the Agreement that it has itself caused whilst mortgagee in possession but shall not be liable for any pre-existing breach' Please note if the other parties are not in agreement to this clause being included or if it is changed in anyway then we will not agree to the Agreement.
- 2) By agreeing to execute the document, this does not mean that the Bank approves the terms of the agreement. Therefore you must appoint a solicitor who is registered on the Lloyds Banking Team Panel to approve the document on our behalf. The solicitor you consult will be able to confirm this. You will be responsible for any costs incurred as a result of this. We require confirmation from your solicitor that they have approved the document and our security is not adversely affected.
- 3) Please note, that if not already signed, the document must be signed by all parties on the mortgage account to enable this to be executed. If the document is amended, the amendment must be initialled by you or if a new document is prepared, it must be signed by you prior to returning it to us.

We require your solicitor to confirm they have satisfied points 1, 2 and 3 and return the signed document to us at the address below:

Ann Clifton
Release of Land Team, S1
Mortgage Processing & Completions
Lloyds Banking Group
P O Box 81
Pendeford Business Park
Wobaston Road

**Wolverhampton
WV9 5HZ**

Subject to receiving confirmation of the above from your solicitor the document will be signed and returned to your solicitor to enable you to obtain planning permission only and will be subject to:

Full redemption of the account prior to commencement of any development
OR by obtaining the Bank's written consent to the works prior to commencement. Please note that this will be subject to our requirements at that time. Alternatively, it may be preferable for the land concerned to be released from the charge. Consideration of the release would be subject to our lending criteria at the time of the release of land request.

Please note that you will be required to pay any sums due under the terms of the agreement and the Bank takes no responsibility for any sums due or for any costs incurred as a result of breach of the Agreement.

Consideration of this proposal is in respect of the 1st charge only and if there are any 2nd mortgagees (including any within Lloyds Banking Group), they should be contacted separately for their requirements.

We trust this is in order.

Yours sincerely



Debra Thomas
Pendeford Mortgage Processing