

# Avoiding the most common requisitions from HM Land Registry Quick Quiz

The Customer Training Team at HM Land Registry have compiled a short quiz to demonstrate the most common points we send requisitions on and how you can avoid them, saving you time and money.

# 1) Restrictions

**“Except under an order of the Registrar, no disposition or assent by the proprietor of the land or his personal representatives relating to the freehold interest therein shall be registered without the consent of Windermere Business Court Limited, provided that this restriction shall not apply to any Mortgage, Legal Charge or Lease by any such proprietor or by any person entitled with such consent to become registered as proprietor”**

This is an example of a non-standard restriction. Consider the wording carefully;

- Which types of disposition would be caught by this restriction?
- What issues do you think could arise when trying to get compliance with the restriction?

## 2) Missing info in Forms & Deeds

### What's missing/wrong?

#### DRS

Transfer for value

### Addresses for service

Each transferee can add up to 3 addresses for service to the register. One must be a postal address.

#### Transferee addresses added

Transferee type	Full name	Address type	Address for service	Options
Private individual	Roy Jones	UK postal	2 Town Avenue, Brighton, BR9 8GH	<a href="#">Remove</a> <a href="#">Add address</a>

[Continue](#)

#### TR1 form

1 Title number(s) of the property:  
AB456789

2 Property:  
2 Town Avenue, Brighton BR9 8GH

6 Transferee's intended address(es) for service for entry in the register:  
5 High Street, Brighton, BR99 9BR

7 The transferor transfers the property to the transferee

2) The address of the property has been entered in DRS as the address for service. This matches panel 2 of the TR1 as 2 Town Avenue, Brighton. Panel 6 of the TR1 has the address for service as 5 High Street, Brighton, so there is conflicting information. We always take the address for service from what has been entered in DRS. which we view as an AP1 form, so please check to ensure the information matches across the application forms and deeds.

# 3) Name Variations

B: PROPRIETORSHIP REGISTER

THIS REGISTER SPECIFIES THE CLASS OF TITLE AND IDENTIFIES THE OWNER. IT CONTAINS ANY ENTRIES THAT AFFECT THE RIGHT OF DISPOSAL.

TITLE ABSOLUTE

- (17.12.2001) PROPRIETOR: WILLIAM SMITH and HELEN SMITH of 55 WELINGTON LAWN, ARNCHE WELLS, \*SUMERSET\* BA59 0BP.
- (17.12.2001) The price stated to have been paid on 30 NOVEMBER 2001 was £74,000.

## e-AP1 Form – panel 13

13 Where the application is sent to HM Land Registry by a conveyancer:

Details of party representation

Role:	Name:	Represented By:
Transferee Borrower	Phoebe Ruari	Lodging Conveyancer
Transferee Borrower	Tyron Logan	Lodging Conveyancer
Personal representative	Peter Smith	Francis Powell Solicitors Newwater building, Ford Mews, Cambridgeshire CB1 3SY Reference: LL
Transferor	William Smith	Francis Powell Solicitors Newwater building, Ford Mews, Cambridgeshire CB1 3SY Reference: LL
Lender	Lloyds Bank Plc	Lodging Conveyancer

## TR1 Form

4 Transferor:  
Peter Smith as Executor for William Smith Deceased

For UK incorporated companies/LLPs  
Registered number of company or limited liability partnership including any prefix:

For overseas companies  
(a) Territory of incorporation:  
  
(b) Registered number in the United Kingdom including any prefix:

**Why would this application generate a requisition?  
What would need to be lodged to avoid this?**

3) Helen Smith is shown as a registered proprietor in the register, but her name does not appear anywhere in the application, so we would raise a requisition. This could be avoided by accounting for her absence, for example by lodging a death certificate. We would also require evidence that Peter Smith is acting as executor for William Smith, for example grant of probate or letters of administration.

## 4) Execution

**E** Signed as a deed by Martin Brown and Mary Brown

 

In the presence of:

Signature of witness: 

Name (in BLOCK CAPITALS): V Kerr

Address: 4 Oxford Street, CH1 9AA

**Would this execution generate a  
requisition?**

**If so, what are the issues?**

4) The execution clause would generate a requisition as there are two signatories but only one witness attestation. It is not clear that the witness attested both signatories to the deed. We would also require the full name of the witness in case we need to contact them in future.

You can use one of the options below to avoid a requisition:

“Signed as a deed by A and B both in the presence of”

“Signed as a deed by A and B both signatures applied in the presence of”



## 5) Evidence of Identity

**Are each of these statements true or false?**

- The ID1, ID2 or ID3 form must be no more than 3 months old.
- The photograph must be in colour, on photographic paper and signed and dated on the back by the verifier.
- Attorneys and the parties they act for can be in the same box within the identity evidence panel.

5) The ID1, ID2 or ID3 form must be no more than 3 months old. **True.**

The photograph must be in colour, on photographic paper and signed and dated on the back by the verifier. **True.**

Attorneys and the parties that they act for can be in the same box of the identity evidence panel. **False, they must be in separate boxes.**

# Need help with an application?

- The HM Land Registry Training Hub is packed with free resources to help you lodge complete and correct applications.
- [HM Land Registry training hub - GOV.UK](#)
- Pushed for time? Our bite size webinars and resources allow you to find an answer quickly and easily on a range of the most common requisition topics.
- Flowcharts, fee calculators and easy to follow checklists make it easy to ensure your application is complete and correct, reducing requisitions and saving you time and work.