

Any parts of the form that are not typed should be completed in black ink and in block capitals.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

For information on how HM Land Registry processes your personal information, see our [Personal Information Charter](#).

Leave blank if not yet registered.	1	Title number(s) of the property: LP123456
Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.	2	Property: 1 High Street Littlehaxten Wiltshire LH17 6EQ
Remember to date this deed with the day of completion, but not before it has been signed and witnessed.	3	Date:
Give full name(s) of all the persons transferring the property.	4	Transferor: John Smith
Give full name(s) of all the persons to be shown as registered proprietors.	5	Transferee for entry in the register: Adam Adams
Each transferee 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.	6	Transferee's intended address(es) for service for entry in the register: Adam Adams 1 High Street Littlehaxten Wiltshire LH17 6EQ adam.adams@emailprovider.co.uk
Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 11.	7	The transferor transfers the property to the transferee
	8	Consideration <input checked="" type="checkbox"/> The transferor has received from the transferee for the property the following sum: £100,000 including £20,000 VAT <input type="checkbox"/> The transfer is not for money or anything that has a monetary value <input type="checkbox"/> Insert other receipt as appropriate:
Place 'X' in any box that applies.	9	The transferor transfers with <input checked="" type="checkbox"/> full title guarantee <input type="checkbox"/> limited title guarantee
Add any modifications.	10	Declaration of trust. The transferee is more than one person and <input type="checkbox"/> they are to hold the property on trust for themselves as joint tenants <input type="checkbox"/> they are to hold the property on trust for themselves as tenants in common in equal shares <input checked="" type="checkbox"/> they are to hold the property on trust: as per attached form JO.
Where the transferee is more than one person, place 'X' in the appropriate box.		
Complete as necessary.	11	Additional provisions Rights granted for the benefit of the property The TRANSFEE has the following rights easements and privileges:- The full and free right for the Transferee and his successors in title owners and occupiers for the time being of the House in common with the Transferer and all other persons having the like right:- (A) To the free passage and running of water and soil gas electric current telephone supply telecommunications and water to and from the House in and through the drains ditches watercourses gutters down pipes gas pipes electricity cables wires meters conduits water pipes and other service conducting media constructed or to be constructed or laid within the Perpetuity Period in under or over the adjoining and neighbouring land included in the Development to the public sewer or other appropriate main service conducting media with full power at all reasonable hours in the day-time upon giving reasonable prior notice except in case of emergency with or without workmen and others to enter into and upon the said adjoining and neighbouring land for the purposes of inspecting testing cleansing maintaining repairing the said sewers drains ditches watercourses gutters down pipes gas pipes electricity cables wires meters conduits water pipes and other service conducting media doing no avoidable damage and forthwith making good all damage which may be occasioned thereby to the said adjoining land.
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 transferees 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 transferees are to hold the property on trust for themselves alone as joint tenants. Please refer to Joint property ownership and practice guide 24: private trusts of land for further guidance. These are both available on the GOV.UK website.		
Insert here any required or permitted statement, certificate or application and any agreed covenants, declarations and so on.	12	Execution
The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee. If there is more than one transferee and panel 10 has been completed, each transferee must also execute this transfer to comply with the requirements in section 53(1)(b) of the Law of Property Act 1925 relating to the declaration of a trust of land. Please refer to Joint property ownership and practice guide 24: private trusts of land for further guidance.		
Remember to date this deed in panel 3.		

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.