

James Steel & Son
Osier Way
Millport
Isle of Cumbrae
Ayrshire
MK46 5FP



BLUEROCK
SECURED FINANCE LTD

25/09/2019

Cc: Berman's Solicitors

Cc: Brightwell Repossessions & Property Auctioneers

Agreement Name:	James Steel & Son	(the "Hirer")
Agreement Number:	0002	(the "Agreement")
Debt Inc fees:	£100.00	(the "Arrears")
Guarantor:	Guarantor Name To Add in Later	(the "Personal Guarantor")
Security:	Property 1 Name To Add in Later	(the "Charged Property")

Dear Sirs,

We formally write to you with regard to the Agreement made between Bluerock Secured Finance Ltd (BSF) and James Steel & Son

The Agreement has been terminated and you will have received a copy the termination notice. Under the terms of the Agreement James Steel & Son is now indebted to BSF in a total sum of £100.00 as specified above and in the termination notice.

In consideration for BSF entering into the Agreement you provided BSF with your personal guarantee and indemnity supported by a Legal Charge over your property at: Property 1 Name To Add in Later (the "Charged Property")

You are also liable for BSF's legal costs on an indemnity basis pursuant to the terms of your guarantee and indemnity and which continue to accrue until the full amount due is settled.

Unless we now receive your remittance for the said sum of £100.00 and by no later than 4pm on 30/09/2019, we have given advanced instruction to appoint a Receiver to enforce all of our rights under the Legal Charge against the Charged Property including the right to seek possession and sale of that property and without further notice.

If you have tenants in the property or any other person over the age of 18, you should put them on notice now of the pending possession and intended sale of the property, as they are immediately required to find an alternative place to reside.

Attached are updated Land Registry searches of your property, showing BSF's Legal Charge clearly noted against your title number.

You can pay by Bank transfer using the details below;

Bank Name:	Coutts & Co	Account No & Sort Code:	0576 9981 18-00-02
Reference:	0002	Amount:	£100.00

You will not receive any further warning and the Intended Action will be commenced unless the debt has been paid in full before the above deadline.

Receivers have the power to legally take possession of property and will attend the above property without notice once the above deadline passes.

Yours faithfully,

Alan Richards

Head of Property Repossessions and Bankruptcy

alan.richards@bluerockfinance.co.uk

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