

# LEGAL INDEMNITY POLICY OF TITLE INSURANCE FOR RESIDENTIAL PROPERTY

ENGLAND & WALES (FORM KR E&W 07/05)

## SCHEDULE

File Number	874339
Policy Number	KR(E&W)58-018-0000105422
Policy Amount	Not to exceed £500,000.00
Policy Date	23/04/2015
Premium	£14.10
IPT	£0.85
Total Amount Due	£14.95
Land	Flat 2 Commonsides Court Streatham High Road London, , SW16 6ET
Known Risk	<p><b>Chancel Repair (Successor)</b></p> <p>The church or parochial authorities enforce an overriding interest requiring the Insured to pay for chancel repairs to a parish church.</p> <p>First Title can provide cover for the risk if <b>all</b> the assumptions mentioned below are satisfied:</p> <ul style="list-style-type: none"> <li>• The Land is an existing residential dwelling with ancillary land not exceeding three acres in size and will continue to be used as such.</li> <li>• There is no liability for chancel repair on the registered title as at Policy Date or on any unregistered title and in relation to the latter you will have a clear index map search as at Policy Date.</li> <li>• Prior to Policy Date no payments or demands for chancel repairs have been paid or received by the owners of the Land.</li> <li>• No full chancel repair search has been made against the Land requiring the same to be disclosed to Land Registry upon application for registration as an overriding interest.</li> <li>• There has been no approach to the church or parochial authorities regarding the liability.</li> </ul>
Additional Exclusions	None.
Additional Conditions	<p><b>Lenders Non Invalidation Clause</b></p> <p>Notwithstanding anything contained herein to the contrary the interest of any mortgagee or chargee shall not be prejudiced by any act or default of any party (not being such mortgagee or chargee) which might otherwise invalidate or reduce the indemnity provided by the policy.</p>

	<b>Chancel Repair (Successor)</b>
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	The Insured shall notify First Title in writing within 30 days of receipt of any notice of application received from Land Registry in relation to the registration of a chancel repair liability.
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Signed on behalf of

**FIRST TITLE INSURANCE plc**

by



**DISCLOSURE REQUIREMENT**

**Before entering into a contract of insurance a person purchasing and/or expecting to benefit from the insurance is obliged to disclose to First Title any matter which they know, or could reasonably be expected to believe, to be relevant to First Title's decision to accept the risk to be insured and, if so, on what terms, whether or not First Title has specifically requested such information. First Title will rely for these purposes on all matters disclosed to it by any such person.**

## **1. DEFINITIONS**

This policy is not complete without the Schedule. Words and phrases in this policy (including the Schedule) are intended to have specific meanings given to them in the Schedule and in this paragraph wherever they appear capitalized.

- 1.1 “*Actual Loss*” means the aggregate amount of:
  - 1.1.1 contributions demanded under the terms of a Chancel Repair Liability;
  - 1.1.2 the difference between the market value of the Land before and after an Order is made; and
  - 1.1.3 all sums that the Insured is legally liable to pay pursuant to or as a result of an Order or settlement.
- 1.2 “*Authorised Expenses*” means any costs, legal fees and expenses that First Title is obliged to pay under this policy or has approved in writing.
- 1.3 “*Beneficial Owners*” means the proprietor(s) of the Land registered at the Land Registry or the person(s) who has entered into a contract to purchase the Land.
- 1.4 “*Chancel Repair Liability*” means an enforceable liability attaching to the Land that requires a contribution by the Insured towards the cost of repair to a parish church chancel.
- 1.5 “*First Title*” means First Title Insurance plc.
- 1.6 “*Insured*” means the individual or individuals who are the Beneficial Owners of the Land at Policy Date and the Insured’s successors in title, including purchasers, lessees and mortgagees.
- 1.7 “*Land*” means the land described in the Schedule and any structures on the land.
- 1.8 “*Order*” means a final order of a court of competent jurisdiction made in respect of a Known Risk.

## **2. FIRST TITLE’S INDEMNITY**

First Title will indemnify the Insured for Actual Loss, not to exceed the Policy Amount, and may, at its option, defend the Insured if claims are made against the Insured for the Known Risk(s) described in the Schedule as they exist at Policy Date which are insured by this policy. This indemnity is subject to the exclusions and conditions set out in Clauses 4 and 5 as well as other conditions set out in the policy and is conditional upon payment of the premium within 35 days of the Policy Date.

## **3. INFLATION PROTECTION**

The Policy Amount insured by this policy will increase to reflect an actual increase in the fair market value of the Land by up to a maximum of 200% of the Policy Amount.

## **4. EXCLUSIONS**

First Title will not indemnify the Insured against Actual Loss, will not have a duty to defend and will not be obliged to pay Authorised Expenses resulting from any of the following risks:

- 4.1 Environmental contaminants or hazardous waste on or under the Land.

- 4.2 Risks which:
- 4.2.1 the Insured creates, allows or agrees to at any time, including loss arising because the Insured communicates the existence or terms of this policy to anyone (other than a potential purchaser, lessee or mortgagee) without First Title's prior written permission;
  - 4.2.2 are known to the Insured but not to First Title on or prior to the Policy Date;
  - 4.2.3 cause the Insured no loss; or
  - 4.2.4 occur or come into existence after the Policy Date.
- 4.3 Any claim by reason of the operation of bankruptcy, insolvency or similar creditor's rights laws.
- 4.4 Any additional exclusions listed in the Schedule.

## **POLICY CONDITIONS**

### **5. NOTIFICATION OF A CLAIM**

- 5.1 The Insured must advise First Title in writing as soon as possible, but always within 30 days, after the Insured becomes aware of any circumstance which might otherwise entitle the Insured to make a claim under this policy by writing to: Legal & Claims Department, First Title Insurance plc, ECA Court, 24-26 South Park, Sevenoaks, Kent, TN13 1DU; Email: [legal&claims@firsttitle.eu](mailto:legal&claims@firsttitle.eu) or Phone: 02071608212.
- 5.2 First Title's obligations to the Insured under this policy may be reduced in part or in whole if the Insured fails to advise First Title promptly as required in Clause 5.1, or take reasonable steps to safeguard the Insured's interest or refuses to co-operate with First Title.

### **6. DEFENCE AND PROSECUTION OF ACTIONS AND THE INSURED'S DUTY TO CO-OPERATE**

- 6.1 If First Title exercises its option to defend the Insured, First Title will, at its own cost and without unreasonable delay, defend the Insured in litigation in which a third party asserts a claim adverse to the Insured. First Title will be entitled to select the lawyer to act in the Insured's defence. First Title will not be liable for and will not pay the fees of any other lawyer.
- 6.2 First Title have the right, at its own cost, to commence and prosecute any action or proceedings or do any other act (including making settlement with third parties) which, in its opinion, may be necessary or desirable to prevent or reduce loss or damage to the Insured. First Title may take appropriate action under the terms of this policy whether or not it is liable under it and by doing so, First Title will not be taken to have conceded any liability or waived any provision of this policy. First Title will be entitled to select the lawyer to bring any action. If First Title exercises its rights under this paragraph it must do so diligently.
- 6.3 The Insured must permit First Title to use, at its option, the Insured's name in any action or proceedings taken to defend the Insured. If requested by First Title the Insured must, at First Title's expense, give it all reasonable assistance to:
- 6.3.1 secure evidence by showing First Title any relevant records, files and other documents, obtain witnesses, prosecute or defend the action or proceedings or effect a settlement; and
  - 6.3.2 do any other lawful act which, in First Title's opinion, is necessary or desirable.
- 6.4 The provisions contained in Clauses 6.1 to 6.3 are subject to First Title's rights under Clause 7.

- 6.5 If an Insured making a claim under this policy is not the party named in the Schedule, First Title reserves the right to use against that Insured any rights that First Title had against that Insured's predecessor or predecessors under this policy.
- 6.6 The Insured must give First Title a written statement to prove the Insured's claim for indemnity under this policy. This statement must be given to First Title not later than 90 days after the Insured knows the facts which will let the Insured establish the amount of the Insured's claim. The statement must at least contain the amount of the Insured's claim and the method the Insured has used to compute that amount.

## **7. SETTLING CLAIMS AND TERMINATION OF LIABILITY**

- 7.1 In the event of a claim, First Title may:
- 7.1.1 settle that claim either with the Insured or with a third party on behalf of the Insured; or
  - 7.1.2 cure the matter giving rise to the Insured's claim by any method including litigation; or
  - 7.1.3 pay the Insured the full amount of indemnity then available under this policy.
- 7.2 After First Title have made a payment or otherwise settled a claim in one of these ways, its liability to the Insured:
- 7.2.1 in relation to that claim if Clauses 7.1.1 and 7.1.2 apply; or
  - 7.2.2 under this policy if Clause 7.1.3 applies;
- will terminate including any obligation to defend, pay costs or prosecute any litigation.

## **8. DETERMINATION AND EXTENT OF LIABILITY**

- 8.1 This policy is a contract of indemnity against Actual Loss. Subject to Clauses 7 and 9, First Title's total liability under this policy will be the lesser of:
- 8.1.1 the Policy Amount (as increased by Clause 3); and
  - 8.1.2 the amount of Actual Loss as defined in this policy.
- 8.2 If any difference arises as to an amount payable under this policy (liability having been accepted by First Title) the matter will be referred to an independent expert to appraise the amount payable by First Title. This expert will be appointed jointly by the Insured and First Title and serve at First Title's expense. Should agreement as to the appointment of an expert not be agreed within 30 days then either party can apply to the President of the Royal Institute of Chartered Surveyors who shall make an appointment. Any appointment under this clause shall be as an expert, not arbitrator. The finding of the expert will be binding upon each party save for manifest error. Where reference to an expert has been made, the Insured will have no claim against First Title until the expert's decision has been delivered to the Insured and First Title.

## **9. REDUCTION OF INDEMNITY AND REDUCTION OR TERMINATION OF FIRST TITLE'S LIABILITY**

The amount of indemnity cover payable by First Title under this policy will be reduced or terminated (as the case may be) by any or all of the following:

- 9.1 all payments under this policy (except for Authorised Expenses);
- 9.2 the amount by which the Insured's acts or omissions have increased First Title's liability or reduced First Title's ability to recover amounts from third parties;

- 9.3 anything the Insured does or omits to do which adversely affects any right of recovery from third parties or reduces First Title's ability to mitigate loss or damage; and
- 9.4 liability voluntarily assumed by the Insured in negotiating or settling any claim or litigation without First Title's prior written consent.

## **10. PAYMENT OF LOSS**

First Title will not be obliged to make any payment under this policy unless this policy is produced to it for endorsement. If the policy has been lost or destroyed the Insured must give First Title proof of loss or destruction to First Title's reasonable satisfaction. When the extent of the Insured's claim and First Title's liability under this policy has been finally determined, First Title will pay that amount to the Insured within 30 days of that determination.

## **11. SUBROGATION**

If First Title agrees to indemnify or defend the Insured under this policy in respect of any claim then, regardless of whether or not actual payment has been made, First Title will immediately be subrogated to any rights, contractual or otherwise, which the Insured may have in connection with that claim. If First Title asks, the Insured must transfer to First Title all of the Insured's rights and remedies against any person or property that might, in First Title's opinion, be necessary to perfect this right of subrogation.

## **12. GENERAL**

- 12.1 This policy and any endorsements to it given in writing by First Title will be the entire contract between the Insured and First Title. Any claim that the Insured makes against First Title must be made under this policy and will be subject to its terms.
- 12.2 In the event that any provision of this policy is held to be invalid or unenforceable, that provision may be severed from and will not be taken to have affected the remaining provisions.
- 12.3 If First Title grants the Insured any time or indulgence or if First Title fails to enforce any provision of this policy or any of its rights under it, First Title will not be taken to have waived its right to enforce the provisions of this policy or its rights under it.
- 12.4 No variation of or endorsement to this policy will be of any effect unless it is made in writing and is signed by First Title. Any variation of, or endorsement to this policy will be subject to the terms and conditions of this policy and will not, unless specified by First Title in writing, modify the terms and conditions of this policy or alter the Policy Date or increase the Policy Amount.
- 12.5 If at the time any claim is made under this policy the Insured has the benefit of another valid contract of insurance covering the same risk(s), the Insured must submit a claim under that insurance policy before claiming from First Title. First Title will not pay more than its rateable proportion of such claim and any costs and Authorised Expenses in connection with it.
- 12.6 The Insured must obtain the prior written consent of First Title before discussing the existence or terms of this policy with any person.
- 12.7 All notices required to be served on or given to First Title under this policy must include a reference to the policy number and the property address and be delivered to: Legal & Claims Department, First Title Insurance plc, ECA Court, 24-26 South Park, Sevenoaks, Kent, TN13 1DU; Email: [legal&claims@firsttitle.eu](mailto:legal&claims@firsttitle.eu) or Phone: 02071608212.
- 12.8 This policy will be governed by the laws of England and Wales and the Courts of England and Wales.

### **13. CANCELLATION RIGHTS**

- 13.1 The Insured has the right to cancel this policy but only within the time limits set out in this notice. If the Insured wishes to cancel the Policy the Insured must inform First Title Insurance plc in any one of the following formats:
- 13.1.1 by post to First Title Insurance plc, ECA Court, 24-26 South Park, Sevenoaks, Kent, TN13 1DU;
- 13.1.2 by email to [specialistproducts.team@firsttitle.eu](mailto:specialistproducts.team@firsttitle.eu)
- 13.2 The Insured must notify First Title Insurance plc of the Insured's decision to cancel the policy within fourteen days from the date the Insured receives this policy document.
- 13.3 Within 30 days of receiving notice of cancellation from the Insured, First Title Insurance plc will refund to the person who paid the premium (who may not be the insured named in the policy) the premium paid on issue of the Policy less any reasonable costs incurred by First Title Insurance plc in providing cover under the policy such costs being 80% plus Insurance Premium Tax of the policy premium. If the Insured chooses not to cancel this policy under this notice within the time limits set out above, the Insured will be legally bound to the terms and conditions of the policy.
- 13.4 If the Insured has a mortgage, the Insured must have the lender's consent before the Insured exercises the right to cancel.

#### **Complaints we cannot settle may be referred to the Financial Ombudsman Service.**

First Title Insurance plc is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.

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**POLICY SUMMARY FOR LEGAL INDEMNITY POLICY OF TITLE INSURANCE FOR RESIDENTIAL  
PROPERTY COVERAGE FOR CHANCEL REPAIR  
(England & Wales – Form KR E&W 04/11)**

**keyfacts**<sup>®</sup>

**1. This summary**

This summary outlines some important features of the insurance policy the Insured has been offered. It does not contain the whole terms and conditions, it is not part of the policy and it does not commit us to provide insurance on these or any other terms. It is important that the Insured reads the policy itself. The policy is attached.

**2. The Insurer**

First Title Insurance plc is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. First Title Insurance plc provides general insurance products.

**3. Type of insurance**

To cover the Insured for actual loss resulting from the enforcement of a chancel repair liability.

**4. The Insured's obligations**

The Insured paid a one-off premium for the Known Risk coverage.

**5. Is the cover guaranteed?**

We will not be liable to the Insured if the Insured does not disclose any matters which we might reasonably have believed to be material in deciding whether or not to offer our insurance, or in respect of any of the matters set out in the section of the policy headed "Exclusions". Our liability to the Insured may also be reduced or avoided if the Insured does not observe other terms and conditions of the policy. The Schedule to the policy may contain additional exclusions and conditions and the Insured should check it carefully.

**6. Term of the policy**

The policy will provide coverage for the Insured's successors in title, in perpetuity.

**7. Cancellation rights**

The Insured's right to cancel is set out in the policy.

**8. Claims**

Claims under this policy should be notified to Legal & Claims Dept, First Title, on 02071608212 or by e-mail to [legal&claims@firsttitle.eu](mailto:legal&claims@firsttitle.eu).

**9. Law**

Any legal disputes in relation to the policy will be covered by the Law of England and Wales.

**10. Queries and complaints**

For further information or if the Insured wish to complain about any aspect of the service the Insured has received, please contact First Title Insurance plc at ECA Court, 24-26 South Park, Sevenoaks, Kent, TN13 1DU. If the Insured's complaint is not dealt with to the Insured's satisfaction the Insured can complain to the Financial Ombudsman Service, Exchange Tower, London E14 9SR. Telephone: 0800 023 4567 or 0300 123 9123.



There are some instances where the Financial Ombudsman Service cannot consider the Insured's complaint. Making a complaint will not prejudice the Insured's right to take legal proceedings.

#### **11. Compensation**

Should First Title Insurance plc become unable at any time to meet claims against it the Insured's interests will be protected by the Financial Services Compensation Scheme. There are maximum levels of compensation the Insured can receive under the Scheme. The Insured will normally be covered for at least 90% of the payment due under the Insured's policy. For further information the Insured can contact the Scheme helpline on 0800 678 1100 or 020 7741 4100 or visit their website at [www.fscs.org.uk](http://www.fscs.org.uk).

#### **12. Other information**

Please note this document provides a summary of the key features of the Legal Indemnity Policy of Title Insurance for Residential Property - coverage for Chancel Repair. It does not set out the full terms and conditions of the Known Risk Policy, these can be found in the policy document provided separately to the Insured. The policy is a legally binding contract between the Insured and First Title Insurance plc.

#### **13. If the Insured has any further questions:**

Contact First Title on the telephone number 02071608217 and speak to a member of the Title Insurance Team.

First Title Insurance plc is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Financial service complaints we cannot settle may be referred to the Financial Ombudsman Service.

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Property Information Exchange Ltd  
Wyvols Court  
Swallowfield  
Reading  
Berkshire  
RG17 1WY

**1 The Financial Conduct Authority (FCA)** The FCA is responsible for the conduct of firms in relation to the customers in the UK. The focus mainly on protecting consumers and ensuring areas such as Treating Customers Fairly (TCF) is embedded within all firms.

The FCA regulations require us to give you this document. Use this information to decide if our services are right for you.

**2 Whose products do we offer?** We only offer a product from First Title Insurance plc for Chancel Liability Insurance.

**3 Which service will we provide you with?** You will not receive advice or a recommendation from us for Chancel Liability Insurance.

**4 What will you have to pay us for our services?** There is no fee for Chancel Liability Insurance.

**5 Who regulates us?** Property Information Exchange Ltd is an appointed representative of First Title Insurance plc. Property Information Exchange Limited's registered number is 465656. You can check this on the Financial Services Register by visiting the following website [www.fsa.gov.uk/register](http://www.fsa.gov.uk/register) or by contacting the FCA on 0845 606 1234.

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## **Chancel Liability Insurance Policy Demands & Needs Statement and Suitability**

This policy will cover you, the Insured, against Actual Loss resulting from the enforcement of a chancel repair liability.

Under the Financial Conduct Authority regulations we are required to advise details of the contract of insurance recommended.

We only deal with First Title Insurance plc for Chancel Liability Insurance. Our recommendation is based upon First Title Insurance plc being an insurance company authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority and is a subsidiary of First American Financial Corporation. First American Financial Corporation is a leading global provider of title insurance for residential and commercial real estate transactions.

Please also refer to the attached policy summary and retain the document, along with this letter, for future reference.