**[on solicitor’s firm’s letterhead]**

**REPORT ON TITLE**

**(for facilities granted by Consumer Banking Only)**

Date:       Our Ref:

Your Ref:

To: MAYBANK SINGAPORE LIMITED

(the “Bank”)

Attention: Credit Documentation COMPLETION DATE

Dear Sirs,

Borrower(s):       (NRIC/Co. Reg. No. )

      (NRIC/Co. Reg. No. )

Mortgagor(s):       (NRIC/Co. Reg. No. )

      (NRIC/Co. Reg. No. )

Guarantor(s):       (NRIC/Co. Reg. No. )

      (NRIC/Co. Reg. No. )

For \*, please delete whichever is inapplicable

\*Description of Mortgaged Property(ies):

Address:

\*CT/SSCT/SCT Vol       & Fol       / \*Lease No.

TS/MK:       Lot No.:

Area:       Tenure:

(If Leasehold, state no. of years & starting date)

* We have attended to all matters set out in the latest version of the Bank’s Guidelines and Standard Operating Procedures for Solicitors and hereby confirm that (as per  (check) marked against the appropriate box(es)):-

1. Title search(es) on the \*Mortgaged Property(ies)

In order  there is a discrepancy with respect to the tenure and/or area of the Mortgaged Property(ies) between the results of our searches and those in the Bank’s letter of instruction to us. ***Enclosed*** is the valuer’s response confirming that the valuation of the Mortgaged Property(ies) \*is/are not affected.

Remarks \_\_\_\_\_\_

1. \*Bankruptcy/winding up and judicial management & writ of seizure & sale & cause book searches on the Borrower(s)/Mortgagor(s)/Chargor(s)/Guarantor(s)

In order  Remarks

1. \*Bankruptcy/winding up and judicial management on the Vendor(s)

In order  Remarks

1. If the Relevant Party is a corporate entity,
2. Searches at the Accounting & Corporate Regulatory Authority (ACRA) on the Borrower(s)/Mortgagor(s)/Chargor(s)/Guarantor(s)

In order  \*no negative pledges & no consent is required from prior chargee(s)/enclosed is/are letter(s) of consent of prior chargee(s)

Remarks

1. Any infringement of the Companies Act 1967?

No  Remarks

1. Directors’ (if a limited company)/partners’ (if a limited liability partnership) resolution of the Borrower(s)/Mortgagor(s)/Chargor(s)/Guarantor(s) (certified true extract ***enclosed***)

In order  Remarks

1. Shareholders’ resolution of the Borrower(s)/Mortgagor(s)/Chargor(s)/Guarantor(s) (certified true extract ***enclosed***)

In order  Remarks

1. For Construction Loan transactions, all requisite notices and approvals and documents ***(enclosed)*** in accordance with the facility letter

In order  Remarks

1. For JTC properties, enclosing JTC’s confirmation on below:

that there is no outstanding letter of demand/legal action instituted by JTC against the Mortgagor(s)/Chargor(s)/Vendor(s) (if applicable);

that there is no outstanding dues (land premium, purchase price, interest, profit, rent, etc.) owing and payable to JTC. A copy of the evidence of JTC GIRO application form and updated statement on land rent payments are enclosed for reference;

that there is no breach of the terms and conditions of the Lease/Variation of Lease/Building Agreement/Agreement for Lease relating to the Mortgaged Property;

that the Environmental Baseline Study (EBS) report (if any) requested has been submitted to JTC,

that the minimum investment criteria (if any) has been met and/or the lessee has complied with all JTC investment criteria.

Remarks

1. For JTC/HDB Industrial/URA/BCA/Sentosa Development Corporation (SDC) properties, please confirm if there are any terms and conditions which may restrict or prevent the Bank (as Mortgagee) from exercising its rights as Mortgagee at any point in time, including provisions which may affect the Bank’s power of sale of the Mortgaged Property.

Yes [Please elaborate further]

No

Remarks

1. For JTC/HDB Industrial/URA/BCA/SDC properties, please see attached the complete set of lease documents, including memorandum of variations, and list any prohibition(s) under the Lease/Variation of Lease/Building Agreement/Agreement for Lease/any document entered into between the Mortgagor and JTC/HDB/URA/BCA/SDC which would affect/prevent/restrict/prohibit the Bank from selling the Mortgaged Property.

Lease/ Variation of Lease/Building Agreement/Agreement for Lease attached

Yes [Please list prohibition(s), including duration of prohibition]

No

Remarks

1. For JTC/HDB Industrial/URA/BCA/SDC properties, please see attached Notice of Mortgage.

Yes

No

Remarks

1. Legal requisitions \*and Road \*and Drainage Interpretation Plan(s) on the Mortgaged Property(ies)

In order  no legal requisitions and Road and Drainage Interpretation Plan(s) were made on the Bank’s instructions

We have applied for the legal requisitions and road and drainage interpretation plans and will revert upon receipt of replies thereto.

There are road/drainage reserves. ***Enclosed*** is the valuer’s response confirming that the valuation of the Mortgaged Property(ies) \*is/are not affected.

Remarks

1. Caveat(s) IA/\_\_\_\_\_\_\_\_\_ (***copy(ies) enclosed***) on the Mortgaged Property(ies) in favour of the Bank

In order  Remarks

1. \*CPF Letter of Approval or duly completed and signed HBL/1 or HBL/2 (copy ***enclosed***)

No CPF Charge  In order and Housing Loan as per the facility letter is accorded ranking

In order \*and amount of CPF withdrawn to-date is in accordance with the facility letter(s)

Remarks

1. For HDB loan,

The latest valid valuation report was prepared by HDB assigned valuer

The valuation report in the Bank’s possession matches that submitted to and accepted by HDB. The resale application was submitted to HDB on .

An independent valuation has been conducted by CPF Board.

HDB’s consent has been obtained and is in order (copy ***enclosed***)

Remarks

1. For Bridging loan transactions,
2. all requisite letters of undertaking and letters of authorisation, approvals and requisite documents (***enclosed***) in accordance with the facility letter(s)

In order  Remarks

1. Caveat(s) IA/\_\_\_\_\_\_\_\_\_ (***copy(ies) enclosed***) in respect of the existing property(ies) to be sold

In order  Remarks

1. Foreign legal opinion (original ***enclosed***)

In order  Remarks

1. Duly signed spousal consent of the spouse of       (original ***enclosed***)

In order  Remarks

* We ALSO ***enclose***:-

Others (to specify)

* We are not aware of any fact or information (including but not limited to any knowledge of any trust) which may be unfavourable to the Bank or may adversely affect the Bank’s security over the Mortgaged Property(ies).
* We hereby certify that the security obtained by the Bank is/are good and enforceable by the Bank.
* We confirm that we will update all necessary searches and ensure that they are in order prior to release of the loan/advance. Where applicable, we have procured the undertaking of the Mortgagor’s/Chargor’s lawyer to register the requisite Statement Containing Particulars of Charge at the ACRA or we will effect the lodgement of such charge(s), obtain the requisite consent(s)/approval(s), give notice(s) of assignment to the relevant parties in good time and/or ensure that the purchaser’s obligation in respect of the purchase price is fulfilled as well as ensure that the conditions precedent to disbursement of banking facilities have been satisfied.

Yours faithfully,

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name of solicitor-in-charge:

Name of law practice: