



Clarendon Amenity, London W9 **Transfers of Ownership of Properties**

Transfers of Ownership of Properties

The authors of the historical Rentcharge Deed imposed covenants concerning the sale procedure of any freehold property within the Amenity: on the sale of any property in the Amenity, it is necessary for the Freehold Owner to transfer its share in the Amenity Company to the new owner. The new owner is also obliged to comply with the Rentcharge Deed and needs to obtain a document known as a Certificate of Compliance.

This must be confirmed and satisfied prior to any transfer of share and provision of the certificate of non-contravention for the Land Registry. This is handled by the seller's solicitor via Hammerbush Management.

For the purpose of the transfer, the Amenity Company requires the following documentation:

- A copy of the transfer to the buyer
- A Deed of Covenant in the prescribed form executed by the buyer conforming with the 5th Schedule of the Rentcharge Deed
- The Stock Transfer form for the shareholding in the Company
- The existing Share Certificate for cancellation
- A fee of £400

An additional fee of £200 will be charged where the Share Certificate is lost and a Letter of Indemnity is required. The fees are paid to the Amenity Company.

When satisfactory documents are received and there is no breach of covenant, the following documents will be issued:

- A new Share Certificate in the name of the purchaser
- A certificate for the District Land Registry signed by a Director, confirming non-contravention of the Rentcharge Deed, without which the new title cannot be registered.

All fees are subject to determination by the Amenity Company. The Amenity Company also reserves the right to charge for secretarial time in matters which are unusually complicated.

The Directors of the Clarendon Amenity Company

Sep 2023