

as the matter may have to be referred to the lender for further instructions.

## 9 Preparation of the Draft Transfer

Under the SC s and SCPC s it is the buyer's lawyer's job to prepare a draft transfer and submit it to the seller's lawyer for approval.

### 9.1 The Form of Transfer

The purpose of the transfer document is to convey the legal title from the seller to the buyer. Where the property is registered the form of the transfer deed must comply with the requirements of the Land Registration Rules 2003. Rule 58 provides that the following forms must be used:

- TP1
- TP2
- TP3
- TR1
- TR2
- TR5
- AS1
- AS3

#### Task 9

Go to <http://www.landregistry.gov.uk/publications/?pubtype=1> and look at these forms. Consider the differences between them.

For the purposes of this programme we will consider the use of two types of transfer, TR1 and TP1.

### 9.2 Transfer of Whole: Form TR1

The TR1 form is used to transfer the whole of the registered title in the ownership of the seller to the intending buyer. The completion of the form is straightforward but care must be taken to ensure that the transfer reflects any special contractual provisions. It is common for modern conveyancing case management systems to include form TR1 as a Word document, in which case it can be filled in on screen and simply printed off. Let us consider the blank form printed below and the wording to be included.