

**Instructions from lender (Blakey Bank Plc) relating to clients' mortgage offer re 18  
Clover Street London W2**

Dear Sirs,

**Borrower: Cambo Limited**  
**Property address: 18 Clover Street London W2 6BJ**  
**Purpose of loan: commercial purchase**  
**Tenure: freehold**

We have agreed to make available a loan of £300,000.00 to the above borrower in respect of the above property and you are invited to act on our behalf in this transaction.

We would advise you that you must return a report on title to us and signed at least seven working days before the release of the loan. If this report is not given we are unable to guarantee that the funds will be available on time. You must also return the completed [Declaration of occupancy with leases summary](#) which is enclosed.

We further enclose the [Legal charge](#) for execution by the borrower together with a pro forma [Board resolution of Cambo Limited](#) to be completed and returned to us before drawdown of the advance.

As you are also acting for the borrower, please explain to it that the security covers all obligations of the borrower of whatever kind and whether incurred solely or jointly with any person, corporation, firm, or other body and whether as principal or surety. You should also explain that the security covers all such obligations that may arise in the future.

We have forwarded the borrower two copies of the Offer of loan, with instructions to sign one copy and to forward it to you prior to completion/settlement. You should not request release of the loan until one copy of the signed Offer of loan is in your possession.

Following completion/settlement and registration at HM Land Registry please list all deeds in the Deeds schedule and forward them to our Mortgage Centre. The documentation delivered by you to the Mortgage Centre will not be checked by us and it is therefore imperative that you comply fully with our instructions which are provided on the basis that the normal solicitor or conveyancer/client relationship will apply between us. However, in certain cases we may check that the Transfer and Legal charge have been lodged for registration within the priority period by using the Land Registry Direct Access system.

Please note that this instruction letter and related papers are confidential and must be held to our order. The papers must not be released to any party without our prior written consent.

Yours faithfully,

Blakey Bank Plc