



IMPORTANT NOTES ON SIGNING THE MUTUAL NOTICE OF SEVERANCE OF JOINT TENANCY

A copy of your Mutual Notice of Severance of Tenancy agreement is enclosed.

Both of you need to **SIGN** this and then send the signed copy of the Severance of Tenancy back in the envelope provided. We will lodge the Severance of Tenancy with the Land Registry on your behalf.

MUTUAL NOTICE OF SEVERANCE OF JOINT TENANCY

1. (a) We ANDREW JOHN SMITH and MARY JANE SMITH are the joint owners of the property known as 123 The Street The Town NE1 1EN ('the Property')

(b) We hold the Property and the future proceeds of sale on behalf of ourselves as beneficial joint tenants so that in the event of the death of either of us the survivor will become the sole owner

2. Having regard to the considerations of inheritance and distributions by our Wills, it would be preferable to convert our beneficial joint tenancy into a tenancy in common so that we each have the right in future to dispose of our individual interests in the Property and its proceeds of sale under our respective Wills

3. Accordingly by virtue of the proviso to section 36(2) of the Law of Property Act 1925, each of us hereby gives notice to the other of our desire to sever as from the date of this notice our joint tenancy in equity over the Property and we hereby separately declare that the joint tenancy is hereby duly severed in equity to the extent that we shall from the date of this notice hold the property and the future proceeds of sale as tenants in common in equal shares

Dated this ____ day of _____ 20__

ANDREW JOHN SMITH (First Joint Tenant)

MARY JANE SMITH (Second Joint Tenant)

An example of how to sign the Mutual Notice of Severance of Joint Tenancy

Dated this 1st day of January 20 20

A. Smith

ANDREW JOHN SMITH (First Joint Tenant)

M.J. Smith

MARY JANE SMITH (Second Joint Tenant)

Please remember to date the Deed of Severance.

DIRECTIONS FOR SIGNING AND DATING THE LAND REGISTRY APPLICATION

ANDREW JOHN SMITH must sign section 9 on page 2 where it says 'Signature of applicant or their conveyancer'

MARY JANE SMITH must sign section 9 on page 2 where it says 'Signature of applicant or their conveyancer'

ANDREW JOHN SMITH OR MARY JANE SMITH must date section 9 on page 2 where it says 'Date'

CLIENT ONE to sign here	CLIENT TWO to sign here
<p>8 Application</p> <p>The applicant applies for the following restrictions to be entered on the register of the above title(s)</p> <p>No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.</p> <hr/> <p>9</p> <p>Signature of applicant or their conveyancer ...<u>A. Smith</u>.....<u>M.J. Smith</u>...</p> <p>Date:<u>16/01/20</u>.....</p>	
<div style="border: 2px solid red; padding: 10px; display: inline-block;">CLIENT ONE or TWO to date here</div>	

CLIENT ONE or TWO to date here