



## THE CHARTERED INSTITUTE OF LEGAL EXECUTIVES

### UNIT 10 – CONVEYANCING\*

**Time allowed: 1 hour and 30 minutes plus 15 minutes' reading time**

#### **Instructions to Candidates**

- You have been provided with a clean copy of the case study materials for you to use in this examination.
- You have **FIFTEEN** minutes to read through this question paper and the case study materials before the start of the examination.
- **It is strongly recommended that you use the reading time to read this question paper fully.** However, you may make notes on this question paper or in your answer booklet during this time, if you wish.
- **All questions are compulsory. You must answer ALL the questions.**
- Write in full sentences – a yes or no answer will earn no marks.
- Candidates must comply with the CILEx Examination Regulations.
- Full reasoning must be shown in answers. Statutory authorities, decided cases and examples should be used where appropriate.

#### **Information for Candidates**

- The mark allocation for each question and part-question is given and you are advised to take this into account in planning your work.
- Write in blue or black ink or ballpoint pen.
- Attention should be paid to clear, neat handwriting and tidy alterations.
- Complete all rough work in your answer booklet. Cross through any work you do not want marked.

**Do not turn over this page until instructed by the Invigilator.**

\* This unit is a component of the **CILEx LEVEL 3 PROFESSIONAL QUALIFICATIONS** and **LEVEL 3 LEGAL SERVICES KNOWLEDGE QUALIFICATIONS**

## Question 1

### In relation to the sale of 28 Castle Way, Bingley, England, B21 8NR

Reference: Question relates to **Documents 1, 2 & 3** of the case study materials.

- (a) The Law Society Conveyancing Protocol sets out preferred practice for residential conveyancers. Identify **three** of the general obligations on conveyancers specified under the Protocol.  
**(3 marks)**
- (b) Explain how, in the contract of sale, you would deal with the agreement between your clients and the buyer in respect of the range cooker.  
**(4 marks)**
- (c) Explain why it is important to obtain a redemption figure from Lodgers Bank Ltd at an early stage prior to exchange of contracts.  
**(2 marks)**
- (d) Explain why the Transfer will need to be executed by all parties.  
**(3 marks)**
- (e) Identify the consequences for your firm of failing to comply with the undertaking given in the Completion Information and Undertakings Form relating to the discharge of the mortgage to Lodgers Bank Ltd.  
**(4 marks)**
- (f) Identify **five** items that you would include in a completion statement to your clients for the sale of 28 Castle Way. Do **not** draft the completion statement.  
**(5 marks)**

**(Total: 21 marks)**

## Question 2

### In relation to pre-exchange of contract matters for 5 Star Road, Dinstone, Wales, DL8 1BF

Reference: Question relates to **Documents 1 & 4** of the case study materials.

(a) Explain how you would answer Mr and Mrs Mahmood's request for further advice on their co-ownership.

**(5 marks)**

(b) Explain what you must check in the Energy Performance Certificate (EPC) on 5 Star Road.

**(5 marks)**

(c) Identify any **six** matters which would be revealed in a CON29 search.

**(6 marks)**

(d) Identify **five** matters that you will check on behalf of Framar Bank UK PLC prior to exchange of contracts on 5 Star Road.

**(5 marks)**

**(Total: 21 marks)**

### Question 3

**In relation to completion and post completion matters for 5 Star Road, Dinstone, Wales, DL8 1BF**

Reference: Question relates to **Documents 1 & 4** of the case study materials.

- (a) Explain how you will respond to Mr and Mrs Mahmood's request to move into 5 Star Road at 8am on the day of completion.

**(4 marks)**

- (b) Explain whether stamp duty land tax will be payable, on 5 Star Road on completion.

**(Do not include any calculations in your answer)**

**(2 marks)**

- (b) Identify what you will enclose with Form AP1 when applying for registration of your client's purchase of 5 Star Road at the Land Registry and explain the purpose of any documents included.

**(5 marks)**

- (c) Explain the consequences for Mr and Mrs Mahmood and for Framer Bank UK Plc if you fail to register the transaction within the priority period of the official search.

**(4 marks)**

- (d) Explain what new entries you would check in the Title Information Document received from the Land Registry once registration has been completed.

**(3 marks)**

**(Total: 18 marks)**

**End of Examination Paper**