



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 18 Hampsons Grove

Reference: Question relates to **Documents 1 and 2** of the case study materials.

- (a) In relation to the contract for sale of 18 Hampsons Grove:
- (i) identify **two** of the implied covenants of title that your clients will give under the contract when selling with a full title guarantee;
(2 marks)
 - (ii) explain why you should check your clients' title upon receipt of the title documents.
(4 marks)
- (b) Explain the concerns that the buyers' conveyancers may have about your clients' daughter, Jessica, and how you will be able to resolve these concerns.
(4 marks)
- (c) In relation to the charges register of 18 Hampsons Grove:
- (i) identify the purpose of the unilateral notice;
(1 mark)
 - (ii) explain the steps you need to take in respect of the unilateral notice, in order to resolve any concerns that the buyers' conveyancers may have.
(3 marks)
- (d) Explain how you will ensure that the existing mortgage to Ruggles Bank Plc is discharged on completion of the sale.
(4 marks)

(Total: 18 marks)

Question 2

In relation to the purchase of 26 Ingley Chase

Reference: Question relates to **Documents 1, 3 and 4** of the case study materials.

(a) Explain the advice you would give your clients as to when and why they should commission their own survey of 26 Ingley Chase.

(4 marks)

(b) Explain why you would carry out a chancel repair liability search on 26 Ingley Chase.

(3 marks)

(c) Explain the professional considerations you would take into account in deciding whether you can act for your clients and also act for the sellers in this transaction.

(7 marks)

(d) In relation to your clients' mortgage:

(i) explain why you would send a certificate of title to Glastones Bank Ltd;

(3 marks)

(ii) identify **three** main features of an interest-only mortgage.

(3 marks)

(Total: 20 marks)

Question 3

In relation to exchange of contracts, completion and post-completion matters

Reference: Question relates to **Documents 1–5** of the case study materials.

- (a) Identify **eight** matters that you would deal with upon exchange of contracts on both 18 Hampsons Grove and 26 Ingley Chase.

[Note to Candidates: Do not explain how you would exchange contracts.]

(8 marks)

- (b) A paralegal in your firm has drafted the Transfer of 26 Ingley Chase in readiness for completion. Identify **three** amendments that you would make to the draft Transfer [**Document 5**].

(3 marks)

- (c) Identify and explain **two** pre-completion searches that you would carry out on 26 Ingley Chase on behalf of your clients.

(2 marks)

- (d) Draft, in your answer booklet, a checklist of the steps to be taken during the completion of the purchase of 26 Ingley Chase.

(4 marks)

The sale and purchase have now been completed. You have applied for registration of your clients' transfer and mortgage.

- (e) Explain why you must respond to any requisitions raised by the Land Registry and identify the possible consequences of not dealing with this promptly.

(5 marks)

(Total: 22 marks)

End of Examination Paper