



**CILEX Level 3 Certificate in Law and Practice/
CILEX Level 3 Professional Diploma in Law and Practice**

Unit 10 – Conveyancing

Question paper

June 2022

Time allowed: 1 hour and 45 minutes (includes 15 minutes' reading time)

Instructions and information

- It is recommended that you take **fifteen** minutes to read through this question paper before you start answering the questions. However, if you wish to, you may start answering the questions immediately.
- You must answer **all** questions.
- This question paper is out of 60 marks.
- The marks for each question are shown — use this as a guide as to how much time to spend on each question.
- Write in full sentences — a yes or no answer will earn no marks.
- Full reasoning must be shown in your answers.
- Statutory authorities, decided cases and examples should be used where appropriate.
- You are allowed to use your own printed copy of the pre-release case study materials, as long as the materials are not annotated in any way. Alternatively, you can access the electronic version of the pre-release case study materials available in the examination.
- You are allowed to make notes on your scrap paper during the examination.
- You are **not** allowed access to any statute books.
- You must comply with the CILEX Exam Regulations – Online Exams at Accredited Centres/CILEX Exam Regulations – Online Exams with Remote Invigilation.

Turn over

Answer ALL questions

Question 1

In relation to the sale of Bison Cottage, High Street, Castletown

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

- (a) (i) Identify the official search that you would carry out in relation to the title deeds of Bison Cottage as title has not been produced. **(1 mark)**
- (ii) Describe how you would apply for this search and identify what information the search result will provide. **(3 marks)**
- (b) (i) Identify which title guarantee you will advise your client to give in the contract for the sale of Bison Cottage, giving the reason. **(2 marks)**
- (ii) Identify the implied covenants for title which will be given under this title guarantee. **(3 marks)**
- (c) (i) Explain how the buyer's solicitors know that Karen and Liam are currently residing at the property. **(2 marks)**
- (ii) Explain why Liam must sign the Contract for Sale. **(4 marks)**
- (d) Identify the stages of a typical transaction for the sale of land in accordance with the Protocol Framework. **(5 marks)**

(Total: 20 marks)

Question 2

In relation to the purchase of 34 Princes Street, Kempston

Reference: Question relates to **Documents 1, 4, 5 and 6** of the case study materials.

- (a) Identify **five** conveyancing compliance reasons for checking the identity of your client.

(5 marks)

- (b) (i) Identify what entry will be made in the Proprietorship register when you make the application for registration of Karen and Liam's executed Transfer and state the effect of this entry.

(2 marks)

- (ii) Identify where **three** errors can be found on the draft Transfer and state how you would correct them.

(6 marks)

(Total: 8 marks)

- (c) Explain the steps you would take in respect of the seller's reply to 8.5 of the TA6 Property Information Form, giving your reasons.

(5 marks)

- (d) Identify **two** key features of an interest only mortgage.

(2 marks)

(Total: 20 marks)

Turn over

Question 3

In relation to post-exchange of contracts, completion and post-completion matters regarding the purchase of 34 Princes Street, Kempston.

Reference: Question relates to **Documents 1, 4 and 5** of the case study materials.

- (a) (i) Explain how the buyer's solicitor will ensure that the seller's solicitor discharges the mortgage on the day of completion. **(3 marks)**
- (ii) Describe the process that the seller's solicitor must follow on the day of completion in order to discharge the mortgage. **(2 marks)**
- (b) List **five** points you would expect to see on a completion checklist in respect of the purchase of 34 Princes Street. **(5 marks)**
- (c) (i) State how you would comply with the stamp duty land tax (SDLT) requirements after completion. **(2 marks)**
- (ii) Explain how much stamp duty land tax (SDLT) is payable in respect of the purchase of 34 Princes Street. **(3 marks)**
- (d) List the items that you will send to the Land Registry with the application to change the Register (Form AP1) on 34 Princes Street. **(5 marks)**
- (Total: 20 marks)**

End of the examination

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