

# Free title indemnity insurance



## What is title indemnity insurance?

A Title Indemnity Insurance policy protects the lender against loss caused by a defect or defects that were not picked up in previous searches when the property ownership was transferred. The policy eliminates the need for conveyancers to undertake searches, potentially saving time and additional fees.

In the unlikely event that Landbay has to repossess the property and subsequently discovered a title defect, the policy would ensure that any financial loss would be made good.



## How does this benefit the applicant?

With Title Indemnity Insurance, there is no need for the conveyancing solicitor to undertake the searches outlined above.

As a result, the time between offer and completion could be reduced by up to six weeks and also save any associated conveyancing costs.



## Qualifying criteria for free title indemnity insurance

- Remortgages only
- Standard properties & HMOs
- Up to £1m loan size (inclusive of fees)
- Up to 75% LTV
- Excludes properties built/converted in the last 12 months
- Title Insurance approved solicitor panel only



## How to apply

During the underwriting stage you will simply need to inform the underwriter prior to offer, that your client and solicitor would like to take advantage of title indemnity insurance.

Solicitors will need to refer to the 'Landbay UK Finance Handbook Part 2' for further information.

For more information call our team on

# 020 7096 2700

Or go to [www.landbay.co.uk/intermediaries](http://www.landbay.co.uk/intermediaries)  
to register or email [enquiries@landbay.co.uk](mailto:enquiries@landbay.co.uk)