

Land Registry

Application to enter Form A restriction on severance of joint tenancy by agreement or notice

SEV

Any parts of the form that are not typed should be completed in black ink and in block capitals.

Form RX1 should be used for an application following severance in other circumstances.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Land Registry is unable to give legal advice, but you can find guidance on Land Registry applications (including our practice guides for conveyancers) at www.gov.uk/land-registry.

Conveyancer is a term used in this form. It is defined in rule 217A, Land Registration Rules 2003 and includes persons authorised under the Legal Services Act 2007 to provide reserved legal services relating to land registration and includes solicitors and licensed conveyancers.

LAND REGISTRY USE ONLY
Record of fees paid

Particulars of under/over payments

Reference number
Fees debited £

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

You must enter the title number(s) relating to the property otherwise we cannot accept the application.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Currently no fee is payable for the entry of a Form A restriction.

Provide the full name(s) of the person(s) applying to enter the restriction. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

This panel must always be completed.

If you are paying by direct debit, this will be the account charged.

This is the address to which we will normally send requisitions. However if you insert an email address, we will use this whenever possible. Where an application is lodged by e-DRS all documents and correspondence will be dealt with electronically.

We will only issue warning of cancellation letters to conveyancers if an email address is inserted.

1	Local authority serving the property:				
2	Title number(s) of the property:				
3	Property:				
4	Application and fee <table border="1"><thead><tr><th>Application</th><th>Fee paid (£)</th></tr></thead><tbody><tr><td>Entry of Form A restriction</td><td></td></tr></tbody></table> <p>Fee payment method cheque made payable to 'Land Registry' direct debit, under an agreement with Land Registry</p>	Application	Fee paid (£)	Entry of Form A restriction	
Application	Fee paid (£)				
Entry of Form A restriction					
5	The applicant:				
6	This application is sent to Land Registry by <table border="1"><tr><td>Key number (if applicable):</td></tr></table> <p>Name: Address or UK DX box number:</p> <p>Email address: Reference:</p> <table border="1"><tr><td>Phone no:</td><td>Fax no:</td></tr></table>	Key number (if applicable):	Phone no:	Fax no:	
Key number (if applicable):					
Phone no:	Fax no:				

You must place 'X' in only one box in this panel.

If option (A) is chosen, all joint proprietors or their conveyancers must sign panel 9.

If you are a conveyancer the certificate is sufficient to comply with Land Registry's requirements for items (B) and (C). If no conveyancer is acting, you must enclose the evidence stated with this application. Land Registry may destroy documents after scanning.

Although you do not need to lodge evidence of severance when all the registered proprietors are applying, the joint tenancy must have been severed before the Form A restriction is entered.

If you supply the original document and a certified copy, we shall assume that you request the return of the original; if a certified copy is not supplied, we may retain the original document and it may be destroyed.

Section 36(2) of the Law of Property Act 1925 allows one joint owner to serve a written notice on the other joint owners, severing their joint tenancy in equity. Section 196 of that Act, as modified by section 1 of the Recorded Delivery Service Act 1962, says how such a notice must be served.

If a conveyancer is acting for the applicant, that conveyancer must sign. If no conveyancer is acting, the applicant (and if more than one person then each of them) must sign.

WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

7	<p>Evidence of severance</p> <p>(A) Application is by all the registered proprietors</p> <p>All registered proprietors of the title number referred to in panel 2 are applying (no further evidence required).</p> <p>(B) Application is not by all the registered proprietors – severance is by document signed by all the registered proprietors</p> <p>The original or a certified copy of the document is enclosed.</p> <p>I am the applicant's conveyancer and I certify that I hold the original or a certified copy of the document.</p> <p>(C) Application is not by all the registered proprietors – notice of severance has been served</p> <p>The original or certified copy of the notice of severance and a signed acknowledgement of receipt by the other registered proprietors is enclosed.</p> <p>The original or certified copy of the notice of severance and my certificate is enclosed, confirming that the notice was given to the other registered proprietor(s), left at their last known place of abode or business in the UK or sent by registered post or recorded delivery service to them at their last known place of abode or business and not returned undelivered.</p> <p>I am the applicant's conveyancer and I certify that I hold the original [or certified copy of] notice of severance with an acknowledgement of receipt signed by the other registered proprietors.</p> <p>I am the applicant's conveyancer and I certify that I hold the original [or certified copy of] notice of severance, and that it was served on the other registered proprietors in accordance with sections 36(2) and 196 of the Law of Property Act 1925.</p>
8	<p>Application</p> <p>The applicant applies for the following restriction to be entered in 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>
9	<p>Signature of applicant or their conveyancer: -----</p> <p>Date:</p>