Variation in names within applications lodged at HM Land Registry by conveyancers

This document relates to variations in names of individuals between deeds lodged for registration, or between those and the register. Variations in names of companies and standalone applications to change a name are not included.

- Do the names of the parties in all deeds being submitted for registration match;
- Do the names in the deeds match the names of the registered proprietors (where applicable); and
- Do the names in the ID panels of the HM Land Registry (HMLR) application forms match the names in the deeds and the register?

Resolve the variation

Make any necessary amendments to deeds and/or HMLR application form

Will the variation require an update of the registered proprietor’s name in the register?

What evidence will you send to HMLR in support of updating the registered proprietor’s name in the register?

Please note that some applications may require HMLR to request additional documents or evidence under the provisions of Rule 17 Land Registration Rules 2003.

Send application to HMLR (subject to all other checks)

End

Start

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Do the names in the deeds match the names of the registered proprietors (where applicable); and

Do the names in the ID panels of the HM Land Registry (HMLR) application forms match the names in the deeds and the register?

Resolve the variation

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Will the variation require an update of the registered proprietor’s name in the register?

What evidence will you send to HMLR in support of updating the registered proprietor’s name in the register?

Please note that some applications may require HMLR to request additional documents or evidence under the provisions of Rule 17 Land Registration Rules 2003.

Send application to HMLR (subject to all other checks)

End