

The Dwelling Houses (Execution of Possession Orders by Mortgagees) Regulations 2010 SI 2010 1809

Notice that your home is at risk

If you are paying rent to live in this property, please read the following carefully.

If you are an owner occupier, please seek advice on your position as different rules apply

This notice is given under Section 2(4) of the Mortgage Repossessions (Protection of Tenants etc) Act 2010.

I give you notice that the Lender/the Lender's Agent has applied/will apply (delete as appropriate) to the court for a warrant for possession against this property on:.....

(Insert the date on which the application for the warrant for possession was made or will be made. The order will only be executed after the end of the 14 day prescribed period.)

At:.....

Tel:.....

Address:.....

(Insert the name, address and telephone number of the court at which the application has been or will be made.)

1. This notice advises you that **you could be evicted from your home**. For tenants, be advised that your landlord's Lender has obtained an order for possession against the property. It is now seeking to enforce that order through the courts. Please read this notice carefully. If you need advice you should contact any of the following:

- a Citizens' Advice Bureau;
- a housing advice organisation, or charity such as Shelter;
- a housing aid centre;
- a Law Centre;
- a solicitor.

2. The law gives certain tenants the right to apply to the Lender to ask it not to enforce the order for a period of two months. You should contact the Lender or its Agent on the number given to ask for this delay if you require it. This is to give you time to find somewhere else to live. If you are unsure whether you may qualify, you should seek advice immediately from one of the organisations listed, or a similar organisation. If the Lender agrees to your request, they must confirm this to you in writing. If the Lender refuses your request, or if you receive no reply, you may be able to make an application to court for a similar delay. The Lender may make any agreement with you conditional on you continuing to pay to live at the property. An application to the Lender or to the court should be accompanied by any evidence you have to prove the existence of your tenancy.

3. This notice is not directed at owner occupiers. If you pay a mortgage to live at the property, you should urgently seek advice on your position as you have different rights.

4. If you do not ask for a delay, the Lender can go ahead to obtain possession of this property. Although the warrant for possession cannot be executed earlier than 14 days after the date on which the Lender sent you this notice **you must act quickly if you are seeking the delay, otherwise you may run out of time.**

Served on:.....
(Insert address of the property. Address to: "Tenant/Occupier" or name of tenant(s) if known).

Served by:.....("the Lender")

Tel:.....

Address:.....

.....

.....

(Insert full name of Lender, telephone number and address where enquiries about this notice can be made.)

If served by Lender's Agent:

Served on:.....
(Insert address of the property. Address to: "Tenant/Occupier" or name of tenant(s) if known).

Served by:.....("the Lender's Agent")

On behalf of:.....("the Lender")

Tel:.....

Address:.....

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(Insert full name of Lender's Agent, telephone number and address where enquiries about this notice can be made.)

Signed..... Date.....

To be signed and dated by the Lender or the Lender's Agent