

HM Land Registry

Application to cancel entries relating to a registered charge

DS2

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

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.

HM Land Registry is unable to give legal advice, but you can find guidance on HM 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.

Currently no fee is payable for the discharge of a registered charge.

List the documents lodged with this form. We only need certified copies of deeds or documents you send to us with HM Land Registry application forms. Once we have made a copy of the documents you send to us, they will be destroyed, this applies to both originals and certified copies.

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

Complete as appropriate where the applicant is a company.

| | | | | | |
|----------------------------------|---|-------------|--------------|----------------------------------|--|
| 1 | Local authority serving the property: Full postcode of property (if any): | | | | |
| 2 | Title number(s): | | | | |
| 3 | Application and fee <table border="1" style="width: 100%; margin-top: 5px;"> <tr> <td style="width: 70%;">Application</td> <td style="width: 30%;">Fee paid (£)</td> </tr> <tr> <td>Discharge of a registered charge</td> <td></td> </tr> </table> <p>Fee payment method cheque made payable to 'Land Registry' direct debit, under an agreement with Land Registry</p> | Application | Fee paid (£) | Discharge of a registered charge | |
| Application | Fee paid (£) | | | | |
| Discharge of a registered charge | | | | | |
| 4 | Documents lodged with this form: | | | | |
| 5 | The applicant: <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix: | | | | |

This panel must always be completed.

This is the address to which we will normally send requisitions. However if you insert an email address, we will use this whenever possible.

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

Full details of the evidence of identity that is required can be found in [Practice Guide 67](#) and in [‘Completing the evidence of identity panels on forms AP1, FR1, and DS2’](#) both of which can be found on the [GOV.UK](#) website.

Place ‘X’ in the appropriate box.

Conveyancer 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.

| | | |
|---|---|---------|
| 6 | This application is sent to Land Registry by | |
| | <input type="text" value="Key number (if applicable):"/> | |
| | Name: | |
| | Address or UK DX box number: | |
| | Email address: | |
| | Reference: | |
| | Phone no: | Fax no: |
| 7 | The applicant applies for the cancellation of the entries of the registered charge referred to in the accompanying Form DS1 | |
| 8 | Confirmation of identity | |
| | When giving effect to a discharge of a registered charge, Land Registry relies on the steps that conveyancers take, where appropriate, to verify the identity of their clients. These checks reduce the risk of property fraud. | |
| | Where a person was not represented by a conveyancer, Land Registry requires ‘evidence of identity’ in respect of that person, except where the first alternative in panel 9(2) applies. | |
| | ‘Evidence of identity’ is evidence provided in accordance with any current direction made by the Chief Land Registrar under section 100(4) of the Land Registration Act 2002 for the purpose of confirming a person’s identity. | |
| | If this application is to give effect to a discharge in Form DS1 complete one of the following | |
| | I am a conveyancer, and I have completed panel 9 | |
| | I am not a conveyancer, and I have completed panel 10 | |

Place 'X' in the box in the second column if the person or firm who is sending the application to HM Land Registry represented that party in the transaction. Otherwise complete the details in the third column. If the party is not represented insert 'none' in the third column.

9 Where the application is sent to Land Registry by a conveyancer

(1) Details of conveyancer acting

If you are sending an application to give effect to a discharge in Form DS1, for each lender state in the table below the details of the conveyancer (if any) who represented them.

Where a lender is not represented by a conveyancer you must also complete (2) below.

| Name of lender | | Conveyancer's name, address and reference |
|----------------|--------------------------|---|
| | <input type="checkbox"/> | Reference: |
| | <input type="checkbox"/> | Reference: |

(2) Evidence of identity

Where any lender listed in (1) was not represented by a conveyancer

I confirm that I am satisfied that sufficient steps have been taken to verify the identity of

and that they are the registered proprietor or have the right to be registered as the registered proprietor

I enclose evidence of identity in respect of each unrepresented lender for whom I have not provided the confirmation above.

Place 'X' in the appropriate box(es).

Insert the name of each unrepresented lender for whom you give this confirmation.

Evidence of identity is defined in panel 8. Full details of the evidence of identity that is required can be found in [Practice Guide 67](#) available on the [GOV.UK](#) website.

10 Where the application is sent to Land Registry by someone who is not a conveyancer

(1) Details of conveyancer acting

If you are sending an application to give effect to a discharge in Form DS1, for each lender state in the table below the details of the conveyancer (if any) who represented them.

You must also complete (2) below.

| Name of lender | Conveyancer's name, address and reference |
|----------------|---|
| | Reference: |
| | Reference: |

If the party is not represented insert 'none' in the second column.

(2) Evidence of identity

for each applicant named in panel 5 is enclosed

for each unrepresented lender listed in (1) is enclosed

Place *X" in the appropriate box(es).

Evidence of identity is defined in panel 8. Full details of the evidence of identity that is required can be found in ['Completing the evidence of identity panels on forms AP1, FR1, and DS2'](#) available on the GOV.UK website.

11

Signature of conveyancer: _____

Date:

OR

Signature of applicant: _____

Date:

If a conveyancer is acting for the applicant, that conveyancer must sign.

If no conveyancer is acting, the applicant (and if the applicant is 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.