

HM Land Registry

Application to cancel entries relating to a registered charge

DS2E

WARNING: A form DS2E, in itself, is not sufficient evidence to discharge a registered charge. The lender will need to submit an Electronic Notification of Discharge.

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.

Provide the full name(s) and address(es) 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.

This panel must always be completed.

If an address is given here, it is the address to which we will normally send requisitions and return documents. 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.

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.

1	Title number(s):		
2	The applicant:		
3	This application is sent to HM Land Registry by <div style="border: 1px solid black; padding: 2px; display: inline-block; width: 80%;">Key number (if applicable):</div> Name: Address or UK DX box number: Email address: Reference: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Phone no:</td> <td>Fax no:</td> </tr> </table>	Phone no:	Fax no:
Phone no:	Fax no:		
4	The applicant applies for the cancellation of the registered charge(s) dated _____ in favour of _____ relating to the Electronic Notification of Discharge transmitted to HM Land Registry by the lender on: _____		
5	Signature of conveyancer: _____ Date: OR Signature of applicant: _____ Date:		

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.

ABOUT THIS FORM AND WHAT YOU NEED TO DO

1. You have been sent this form because you have paid off the mortgage on your house, which is registered at HM Land Registry.
2. You will need to get the mortgage cancelled from the land register.
3. To do this you must complete some of the panels on the form overleaf and then send it to the appropriate HM Land Registry office.
4. Any parts of the form that are not typed should be completed in black ink and in block capitals.
5. Print your name and address in panel 2.
6. Enter the details of the mortgage that has been paid off in panel 4. Your lender will be able to give you this information.
7. Sign and date in panel 5.
8. A document called a charge certificate may have been sent to you with this form. If it has, you should keep it. This document no longer has any legal significance but you may wish to retain it as a record of your property. Do NOT send it with this form to HM Land Registry. If you do, it may be destroyed together with all of its contents.
9. You will need to pay postage but do NOT enclose any envelope for return to you.
10. HM 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.
11. If a conveyancer sends the form on your behalf, they must complete panels 2 and 3 and sign panel 5.
12. 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.

Please note, you do not have to pay HM Land Registry any fee to get your mortgage cancelled from the land register.