



Bank of
Ireland

Request to Rectify a Boundary

PLEASE COMPLETE IN BLOCK CAPITALS

What is this form for?

Complete this form to request our consent to rectify the boundary or boundaries of a property that is currently securing your mortgage loan account. We call this property the 'secured property'.

Please note that the Bank is not obliged to agree to this request.

Filling in this form

Read this form through and, together with your solicitor, complete all sections. If you or your solicitor has any questions, please contact your local mortgage specialist. The documents you need to submit are set out in page 5 of this form.

Your mortgage details

1. Mortgage loan account number – if you have more than one account secured on the same property, please give us all the account numbers.

SECTION A – You and your solicitor must complete this section

1. What is the address of the secured property?

2. Folio number: (if title to the secured property is Land Registry)

3. Describe the adjustments that need to be made to the boundary or boundaries of the property in detail.

4. How big is the secured property currently?

Mark with an X either hectares, square metres or acres

hectares ☐ square metres ☐ acres ☐

5. How big will the secured property be after the adjustments are made?

We call this the 'retained property' – Mark with an X either hectares, square metres or acres.

hectares ☐ square metres ☐ acres ☐

SECTION A (cont.) – You and your solicitor must complete this section

6. Give a detailed description of any restrictions, easements or rights of ways needed – or which might impact the secured property after the adjustments are made, if this does not apply please state not applicable.

7. Tell us about any payments or other benefits the borrower has received or will receive for the adjustment.

a. What is the sale price or compensation?

€

b. What is the value of any other benefits the borrower received or will receive?

€

c. Please describe any non monetary benefit here

SECTION B – You must complete this section

1. Why is this request being made?

2. If you haven't provided a valuation report, why do you believe it is not needed?

(See documents section of page 5 of this form)

Your solicitor's details

Solicitor's name

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Name of firm

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Address of firm

Phone/Fax

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Email

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SECTION C – Who should sign this form?

This form must be signed by all the borrowers named on your mortgage loan account. It must also be signed by your solicitor, who completed this form and gave the requested confirmations.

By signing this form:

You confirm that the information you have given us in this request form is complete and correct. You also confirm that you fully understand our requirements as set out above. And you give us your authority to contact your solicitor in regard to this request.

Signatures

Borrower 1

Sign here 

Name (print)

Address

Phone

Email

Borrower 2

Sign here 

Name (print)

Address

Phone

Email

Borrower 3

Sign here 

Name (print)

Address

Phone

Email

SECTION C (cont.) – Your solicitor must complete this section

1. I confirm that the information contained in this request form is complete and correct.

Yes ☐

2. I confirm that, where I am currently on undertaking to the Bank to put its security in place and furnish a certificate of title for the property, the current status of mortgage registration and the matters outstanding are detailed here:

3. I confirm that if this rectification request is approved the title to the rectified property will be 'good and marketable' save for the qualifications, if any, detailed here:

4. I confirm that where the Bank's written consent and the sealed deed of rectification is provided to me by the Bank, I undertake to provide updated title deeds and certificate of title to the Bank for the rectified property.

Yes ☐**Solicitor's signature****Sign
here** 

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Name (print)

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Date

		/			/					(DD/MM/YYYY)
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SECTION D – Documents

If we ask for an 'original' document, that does not mean a photocopy. If we ask for a 'certified copy', we mean a copy of an original which has been certified by a solicitor, a bank official or notary public. To get a certified copy of a document, go to a solicitor, your local branch or notary public with the original.

We need you to provide the following documents

1. This original request form – completed and signed by you and your solicitor. Yes ☐

2. A certified copy Property Registration Authority of Ireland (PRA) compliant map – from a suitably qualified independent engineer/architect clearly identifying the land to be released and the remaining secured property. This map must specify exact area sizes and identify the property boundaries before and after the proposed release as well as any existing or required easements or rights of way and any required alterations/improvements to the property or restrictions that will affect the secured property. All these should be clearly marked and certified by the engineer/architect. Yes ☐

3. Proposed deed of rectification – a rectification document, prepared by your solicitor, must be furnished to the Bank for approval with the engineer/architect's marked & certified PRA compliant map (see above) attached. Yes ☐

4. An original valuation report – on the property from a valuer on the Bank's valuers panel confirming the current secured property value and the impact the proposed release would have on the value and marketability of the remaining secured property. Yes ☐ No ☐

If you don't give us a valuation report, you must tell us why you believe it is not necessary in the form above.

About valuation reports

When we review this request, we may decide we need a valuation report from you. If we do, we will write to you and tell you. We have enclosed a list of the Bank's valuers panel in your property area with this request form. You can also get it from your local Bank of Ireland branch. You will need to pay the valuation fee directly to the valuer and you need to agree that fee with the valuer. No responsibility is implied or accepted, or warranty given, by the Bank for the value or condition of the property as outlined in the valuation report. The valuation report will remain the property of the Bank and you are entitled to your own copy of it.

Where do I send the documents?

Please send us this completed and signed form with all the documents by post to:
Modifications Unit, Financial Review team, Bank of Ireland Mortgages, PO Box 13298, Dublin 18.

What if I have any questions?

If you have questions or concerns, please contact your local mortgage specialist.