**SAMPLE**

**This document contains sample text which can be used in its entirety or be edited by the Conveyancer before it is given to their client.**

**DEMANDS AND NEEDS STATEMENT**

**Legal Indemnity Insurance Policy – Residential or Commercial Property**

**Our Assessment**

As part of the purchase/sale of your property, we have made enquiries on your behalf and we have identified a defect in the property title which if left unresolved, may lead to a reduction in the sale price or may cause the property owner to be subject to financial loss through either rectifying or complying with the entry. A defect in title means that there is an error, omission or entry in the title deeds which may adversely affect your ability to sell or remortgage the property.

**Our Recommendation**

One option to deal with the defect in title is to obtain title insurance. We recommend this option as a quick and cost effective way of overcoming the title problem.

In accordance with the Financial Conduct Authority (FCA) regulations, we are required to ensure that the legal indemnity policy that we recommend is suitable for your needs.

In order to resolve the title issue we have identified, we recommend that you take out a legal indemnity insurance policy provided by Guaranteed Conveyancing Solutions Ltd (GCS) to protect you and/or your mortgage lender against the title defect. Having undertaken a fair and personal appraisal of the market, we make the recommendation upon the following basis: GCS is a leading provider of legal indemnity insurance and is authorised and regulated by the FCA No. 306655. GCS policies are insured by First Title Insurance plc, who are authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. First Title Insurance Plc is a subsidiary of the First American Financial Corporation. First American Financial Corporation, through its operating subsidiaries, is a leading global provider of title insurance, settlement services and risk solutions for real estate transactions.

GCS arranges policies and is not the insurer. GCS can only arrange policies provided by First Title Insurance plc and (in relation to certain risks and limits of indemnity) Stewart Title Limited (and no other insurers). GCS will not advise you on your policy. GCS act as an agent for the insurer and will receive a commission from the sale of your policy.

Under the Solicitors’ Financial Services Rules 2001 regulations we are required to advise details of the contract of insurance recommended. An explanation of the features of the recommended legal indemnity policy which can be used to cover the identified defect is included in the GCS Policy Schedule and summarised in the Insurance Product Information Document (IPID) that have been provided to you. We recommend you retain this document, the IPID and the insurance policy itself for future reference.