**DEED OF COVENANT**

**THIS DEED OF COVENANT** is made [DAY] day of [MONTH] 20[..]

**BETWEEN**

1. [**INDIVIDUAL NAME(s)**] of [INDIVIDUAL ADDRESS] (the **Vendor(s)**).
2. **SPIRES (LANGHAM) MANAGEMENT COMPANY LIMITED** incorporated and registered in England and Wales with company number 04214104 whose registered office is at 35 Ruddle Way Langham Oakham Rutland LE15 7NZ (the **Management Company**).
3. [**INDIVIDUAL NAME(s)**] of [INDIVIDUAL ADDRESS] (the **Purchaser(s)**).

**WHEREAS:**

1. BY a Transfer (the **Transfer**) dated [DAY] day of [MONTH] 20[..] made between MCA Holdings Limited (the **Transferor**) (1) the Management Company (2) and [NAME(s)] (the **Original** **Purchaser**) (3) the Transferor transferred the Property known as No [DETAILS] to the Original Purchaser for an estate fee simple subject therein contained and subject to the payment of the Maintenance Charge upon the terms and conditions therein contained.
2. THE Transfer contains the covenant by the Original Purchaser not to transfer the Property without simultaneously obtaining execution of a Deed of Covenant by the Purchaser with the Management Company in the form of this Deed of Covenant.

**Now THis deed witnesseth** as follows:

1. DEFINITION and Interpretation

In this deed unless the context so admits the definitions interpretations agreements and declarations contained in the transfer shall mutatis mutandis apply hereto as though they were set out in full herein.

1. covenant

The Purchaser(s) hereby covenant(s) with the Vendor(s) and the Management Company that as from the date of the transfer to the Purchaser(s) of the Property the Purchaser(s) will pay the Maintenance Charge thereby reserved and observed and perform the covenants and conditions on the part of the Original Purchaser therein contained.

1. Membership of the management company

The Purchaser(s) hereby apply/applies to the Management Company for membership of the Management Company.

This Deed of Covenant has been entered into as a deed on the date stated at the beginning of it.

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| --- | --- | --- |
| Signed as a deed by [NAME OF VENDOR] in the presence of: | | .......................................................... |
| Signature of witness: | ……………………………………………………. | |
| Name of witness: | ……………………………………………………. | |
| Address of witness: | ……………………………………………………. | |
|  | ……………………………………………………. | |
| Occupation of witness: | ……………………………………………………. | |

|  |  |  |
| --- | --- | --- |
| Signed as a deed by [NAME OF VENDOR] in the presence of: | | .......................................................... |
| Signature of witness: | ……………………………………………………. | |
| Name of witness: | ……………………………………………………. | |
| Address of witness: | ……………………………………………………. | |
|  | ……………………………………………………. | |
| Occupation of witness: | ……………………………………………………. | |

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| Executed as a deed by **SPIRES (LANGHAM) MANAGEMENT COMPANY LIMITED** acting by Roy Anderson a Chairman and Andrew Bird, Director | …………………………………………………….  Director  …………………………………………………….  [Director OR Secretary] |

|  |  |  |
| --- | --- | --- |
| Signed as a deed by [NAME OF PURCHASER] in the presence of: | | .......................................................... |
| Signature of witness: | ……………………………………………………. | |
| Name of witness: | ……………………………………………………. | |
| Address of witness: | ……………………………………………………. | |
|  | ……………………………………………………. | |
| Occupation of witness: | ……………………………………………………. | |

|  |  |  |
| --- | --- | --- |
| Signed as a deed by [NAME OF PURCHASER] in the presence of: | | .......................................................... |
| Signature of witness: | ……………………………………………………. | |
| Name of witness: | ……………………………………………………. | |
| Address of witness: | ……………………………………………………. | |
|  | ……………………………………………………. | |
| Occupation of witness: | ……………………………………………………. | |