

# Northern Ireland Residential Known Risks



Below is a list of residential risks which are available from First Title for Northern Ireland.

RESIDENTIAL	
Absent Landlord	Local Property Certificate
Adverse Possession	Maisonette Indemnity
Building Over a Sewer	Management Company
Building Regulations	Missing Deed / Lease
Defective Lease	NHBC and Architect's Certificate (Mortgage Lender Only)
Easement (Drainage / Services / Water Supply)	Planning Permission
Easement (Vehicular and / or Pedestrian)	Possessory Title
Flying or Creeping Freehold	Qualified Title
Freehold Flat (Mortgage Lender Only)	Reserved Rights (Access)
Insolvency	Reserved Rights (Service Media)
Lack of Title - Error in a Deed	Restrictive Covenant
Limited or No Title Guarantee	Title Subject to a Lease
Listed Building Consent	Unknown Restrictive Covenant (Missing Deed)

Call: [+44 \(0\)141 413 8800](tel:+44(0)1414138800)

Email: [scotinfo@firsttitle.eu](mailto:scotinfo@firsttitle.eu)

Visit: [www.firsttitle.eu](http://www.firsttitle.eu)

**Leading Title Insurance**