



Search Indemnity Insurance Exceptions

1st October 2018

A small number of lenders do not accept Search Indemnity Insurance on a re-mortgage and may insist upon full searches being carried out.

This would result in additional costs to your client as they would be liable for the cost of any searches required, i.e. the local authority search, drainage & water search and the environmental search.

Please see the table below.

Lenders that Do Not Accept Search Indemnity Insurance

Fleet	Landbay
Natwest	M & S Bank
RBS	Mortgage Agency Services
Bluestone	National Westminster Bank plc
Axis	Nedbank Privet Wealth Ltd
Britannia	Paratus AMC Ltd
Buckinghamshire Building Society	Parity Trust
Co-operative	Swansea Building Society
Coutts	Tesco Bank
Fleet Mortgages	The Mortgage Lender Limited
Foundation Home Loans	The Royal bank of Scotland
Hampden & Co. Plc	Topaz Finance Ltd
HSBC	Ulster Bank Ltd
JPMorgan Chase Bank	Vida Homeloans
Kensington Mortgage Company Ltd	Virgin One

This information was gathered from the Council of Mortgage Lenders handbook. For full guidelines, follow this link: <https://www.cml.org.uk/lenders-handbook/englandandwales/question-list/2081/>