Full name: Declaration of trust by individuals as tenants in common (fixed shares).

Dated

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Declaration of trust

between

First Owner

and

Second Owner

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THIS DEED is dated [DATE]

Parties

1. [INDIVIDUAL NAME] of [INDIVIDUAL ADDRESS] (**First Owner**).
2. [INDIVIDUAL NAME] of [INDIVIDUAL ADDRESS] (**Second Owner**).

Background

1. On [DATE] the property known as [BRIEF DESCRIPTION] [registered at HM Land Registry under title number [NUMBER] **OR** as comprised in a conveyance/lease of that date made between [PARTIES]] (the **Property**) was [transferred/conveyed/leased] to the First Owner and the Second Owner to hold on trust for themselves as [joint tenants **OR** tenants in common].
2. [[The joint tenancy of the Property has been severed **OR** The First Owner and the Second Owner wish to sever the joint tenancy with effect from the date of this deed.]]
3. The First Owner and the Second Owner wish to declare the extent of their respective beneficial interests in the Property.

# Declaration of trust

The First Owner and the Second Owner [agree to sever their joint tenancy of the Property with effect from the date of this deed and] declare that they hold the Property on trust for themselves as tenants in common in [equal shares **OR** the following proportions:]

### [[NUMBER] % for the First Owner; and]

### [[NUMBER] % for the Second Owner.]

# Registration OR Endorsement

The First Owner and the Second Owner agree to [apply to HM Land Registry for the entry of a standard form [A] [and] [B] restriction against the title to the Property **OR** endorse a memorandum of this declaration on the [conveyance **OR** lease] to themselves].

# [Additional provisions

[INSERT ADDITIONAL PROVISIONS SUCH AS AN EXPRESS TRUST FOR SALE OR ANY LIMITATIONS OR RESTRICTIONS ON THE TRUSTEES' POWERS.]]

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

|  |  |
| --- | --- |
| Signed as a deed by [NAME OF FIRST OWNER] in the presence of:.......................................[SIGNATURE OF WITNESS][NAME, ADDRESS [AND OCCUPATION] OF WITNESS]  | ....................................... [SIGNATURE OF FIRST OWNER]  |
| Signed as a deed by [NAME OF SECOND OWNER] in the presence of:.......................................[SIGNATURE OF WITNESS][NAME, ADDRESS [AND OCCUPATION] OF WITNESS] | ....................................... [SIGNATURE OF SECOND OWNER]  |