



Severance of Joint Tenancy

If you jointly own your home with your partner/spouse, it may be owned by you both as either joint tenants or tenants in common. If the property is held by you as "joint tenants", the practical effect of this is that, should one of you die, the property would pass to the other automatically independent of any provision that may have been made in a Will.

Alternatively, if the property is owned by you both as "tenants in common", upon the death of one of you, the property would pass in accordance with the Will of the deceased; or, if there is no Will, in accordance with the rules of intestacy. If, which is likely, the property is held by you both as joint tenants, the ownership can be changed so that you own the property as tenants in common. This is known as a "severance of the joint tenancy". Your ownership can be established by means of a search at the Land Registry. If the property is held by you both as joint tenants, we can arrange for the joint tenancy to be severed if you so wish.

Also at this stage we would also suggest that you consider making a Will. If you wish to make a Will, please contact us so that we can arrange an appointment on your behalf with one of our colleagues in the Probate & Wills department, who will be only too pleased to assist.

If you would like to discuss this matter further, please do feel free to contact us:
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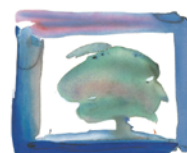
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