



# Ground 2 – Mortgage Lender Repossession – Evidence Checklist



Solicitor-approved / Validated  
Section 8 notice checklist (post-May 2026)



**Possession order from the lender** – Copy of the court order for possession obtained by your mortgage lender.



**Notice from the lender** – Any letter or notice from the lender stating they require vacant possession.



**Your mortgage statement** – Showing the property is mortgaged and the lender has the right to take possession.



**Notice period** – Confirm you have given at least **2 months'** notice (post-May 2026). Record the service date.



**Tenancy agreement** – Copy of the tenancy agreement to show the tenant's obligations.



**Service record** – Proof of service of the Section 8 notice (certificate of service, postage receipt, or witness statement).



## **Post-May 2026 compliance:**

Ground 2 remains available with a 2-month notice period.  
Use **Form 3A**.



Generate your notice with our  
Solicitor-approved **Section 8 Notice Builder**.

