

Standard Security



Account Number:	
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In this deed the expressions set out below shall have the meanings and effect respectively ascribed to them:-

the Borrower:	Where the Borrower is more than one person the singular includes the plural and all obligations of the Borrower are undertaken jointly and severally
the Guarantor: (if any)	
the Non-entitled Spouse or Civil Partner (if any)	being the [non-entitled spouse] / [Civil Partner] of the Borrower within the meaning of the [Matrimonial Homes (Family Protection) (Scotland) Act 1981 as amended] / [Civil Partnership Act 2004]
the Society:	Ecology Building Society having its Principal Office at 7 Belton Road, Silsden, Keighley, West Yorkshire, BD20 0EE
the Mortgage Offer:	in relation to the Loan the Society's mortgage offer of the Loan as varied or amended prior to the date (being the first date if more than one) of the Borrower's execution hereof and in relation to any further loan the Society's mortgage offer of such further loan as varied or amended prior to the date (being the first date if more than one) of the Borrower's acknowledgement of receipt of the offer of such further loan
the Mortgage Conditions:	Ecology Building Society Mortgage Conditions (Scotland) 2014 dated the Eleventh day of December, Two Thousand and Fourteen and registered in the Books of Council and Session on the Sixteenth day of January, Two Thousand and Fifteen, receipt of a copy of which is acknowledged by the Borrower and the Guarantor (if any)
the Loan:	Pounds (£) Sterling
the Property:	the heritable subjects known as being the subjects more fully described below
Land Registration Title Number: (where applicable)	

The Borrower undertakes to pay to the Society all monies which are or may become payable to the Society by the Borrower including the Loan made or about to be made with interest due thereon and any further loan made or to be made by the Society to the Borrower with interest due thereon (except monies payable under any agreement whenever made which expressly provides that they are not to be secured by this Standard Security) and to perform all of the obligations of the Borrower specified as incumbent upon the Borrower in the Mortgage Offer and the Mortgage Conditions for which the Borrower (with the consent and concurrence of the [Non-entitled Spouse] / [Civil Partner] for the purposes of the [Matrimonial Homes (Family Protection) (Scotland) Act 1981 as amended] / [Civil Partnership Act 2004]) grants a Standard Security in favour of the Society over ALL and WHOLE

The standard conditions specified in Schedule 3 of the Conveyancing and Feudal Reform (Scotland) Act 1970 and any lawful variation thereof operative for the time being shall apply; And the Borrower and the Guarantor (if any) agree that the said standard conditions shall be varied to incorporate the terms and conditions of the Mortgage Conditions, the terms and conditions of any Mortgage Offer and the Rules for the time being of the Society; And the Guarantor (if any) undertakes to observe and perform all the obligations of the Borrower; And the Borrower grants warrandice; And the Borrower and the Guarantor (if any) consent(s) to the registration hereof and of any certificate issued by the Society as to the amount due to it for preservation and execution: IN WITNESS WHEREOF

ECOLOGY BUILDING SOCIETY

STANDARD SECURITY

ACCOUNT NUMBER

THE BORROWER

DATED

THE LOAN

THE PROPERTY

SOLICITORS

Ref:

FAS: