

The Lender	Ecology Building Society (and its successors, transferees and assigns)
Mortgage Conditions	Ecology Building Society Commercial Mortgage Terms and Conditions 2026 (Scotland), date signed 08/04/2026 and registered in the Books of Council and Session on 18/04/2026, and any lawful variation thereof
Borrower	
Property	Subjects known as <i>[INSERT FULL CONVEYANCING DESCRIPTION INCLUDING TITLE NUMBER]</i>

Any technical words and other expressions in this standard security have the same meaning as those defined in the Mortgage Conditions. In the event of conflict between the defined terms in this Standard Security and those in the Mortgage Conditions, the definitions contained in the Mortgage Conditions shall prevail.

1. The Borrower hereby undertakes to the Lender to pay the mortgage debt and all other amounts secured by this Standard Security, and to perform all obligations due by the Borrower under the Mortgage Conditions and offer, for which the Borrower grants this Standard Security in favour of the Lender over the Property.
2. This Standard Security incorporates the terms of the offer and the Mortgage Conditions.
3. By signing this Standard Security you:
 - a. acknowledge you have received and read the offer and Mortgage Conditions;
 - b. accept their terms in consideration for the monies advanced or to be advanced by the Lender;
 - c. agree to pay the secured liabilities in accordance with their terms and to comply with the Mortgage Conditions.
4. You hereby in security of the mortgage debt grant a standard security in favour of the Lender over the Property and any interest you have in it.
5. This Standard Security secures additional borrowing but the Lender is not obliged to agree to any additional borrowing.
6. You agree to pay the mortgage debt in accordance with the terms and in compliance with the Mortgage Conditions.
7. The Standard Conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970, as varied by the Mortgage Conditions, and any lawful variation thereof operative for the time being, shall apply to this Standard Security.
8. You grant warrandice and consent to the registration of this Standard Security for preservation and execution.

IN WITNESS WHEREOF these presents consisting of this and the preceding page are subscribed as follows:

SUBSCRIBED for and on behalf of [BORROWER]	
at	
on	
by	
Print full name	Director/Company Secretary/Authorised Signatory
Before this witness	Witness
Print full name	
Address	