

Standard Security

by

in favour of
UCB HOME LOANS
CORPORATION
LIMITED

Date:

Property:

Solicitors:

UCB HOME LOANS CORPORATION LIMITED STANDARD SECURITY

In this deed the expressions set out below shall have the meaning and effect respectively set opposite to them:-

1. The Borrower means

Where the Borrower is more than one person the singular includes the plural and all obligations of the Borrower are undertaken jointly and severally.

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- 2.** UCBHL means UCB HOME LOANS CORPORATION LIMITED registered in England, number 1063539, of Nationwide House, Pipers Way, Swindon, Wiltshire, SN38 1NW which expression shall include their successors and assignees whomsoever.
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- 3.** The Property means: The heritable subjects known as being the subjects more fully described below.
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The Borrower hereby binds and obliges himself and his executors and representatives whomsoever to pay to UCBHL on demand all sums of money as are now or may from time to time become due by the Borrower under the provisions of any loan agreement or otherwise and all other monies in respect of which the Borrower either as principal or surety is or may hereafter become indebted to UCBHL on any account whatsoever including (without prejudice to the foregoing generality) legal costs and expenses relating to or incidental to the enforcement of this Security and together with all other costs and expenses that may be incurred by UCBHL in respect of the property and all other monies intended to be hereby secured for which the Borrower grants a Standard Security in favour of UCBHL over the Property being ALL and WHOLE

The Standard Conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 and any lawful variation thereof operative for the time being shall apply; And the Standard Conditions shall be varied to the effect that:-

- (ONE)** This Standard Security shall be a security to UCBHL for all sums due by the Borrower to UCBHL howsoever arising (including without prejudice that generality all or any advances or re-advances made by UCBHL to the Borrower in respect of the property and all interest and consequents due thereon).
- (TWO)** Interest at the mortgage interest rate will also be charged in respect of any expenditure incurred by UCBHL in pursuance of the provisions hereof and on any monies becoming payable by the Borrower to UCBHL in terms hereof on the date on which such expenditure is incurred or on the date on which such monies become payable as the case may be.
- (THREE)** (a) Standard Condition 4 shall be varied to the effect that reference to any notice or order issued or made by virtue of the Town and Country Planning (Scotland) Act 1947 - 1969 shall be construed as including all notices or orders howsoever signed, made, given or issued by any other party or person which may affect the value of the property in any way.
- (b) Standard Condition 5 (a) shall refer to full reinstatement value and not market value. The opinion of UCBHL as to the full reinstatement value shall be conclusive and binding on the Borrower.
- (c) Standard Condition 7 (3) shall be varied to the effect that the rate of interest chargeable by UCBHL in the event therein specified shall be the rate specified in Clause (TWO) hereof.
- (d) Standard Condition 9 shall be varied to the effect that references to 'proprietors' shall be construed as including references to the Borrower and in Standard Conditions 7 (3) and 12 references to 'expenses' shall be construed as including references to stamp duty and registration dues.
- (FOUR)** The Borrower shall vacate the Property in so far as it is occupied by him or his dependants on the expiry of a period of seven days after the posting of a notice by recorded delivery given by or on behalf of UCBHL and addressed to the Borrower at his last known address or at the address of the Property, at any time after UCBHL shall have become entitled to enter into possession of the Property and the Borrower agrees that a Warrant of Summary Ejection may competently proceed against him at the instance of UCBHL in the Sheriff Court of the County in which the property is situated. And in the event of UCBHL entering into possession of the Property:-
- (a) UCBHL shall be entitled as Agent for the Borrower to remove, store, sell or otherwise deal with any furniture or goods which the Borrower shall fail or refuse to remove from the Property within seven days of being requested so to do by notice from UCBHL;
- (b) UCBHL shall not be liable for any loss or damage occasioned to the Borrower and the Borrower shall be liable to indemnify UCBHL against all expenses incurred by UCBHL in relation to such furniture or goods.

- (FIVE)** A certificate given under the hand of a Director or Secretary for the time being of UCBHL or any other duly authorised official of UCBHL shall be conclusive and final and sufficient evidence (without the necessity of any other voucher) for instructing sums at any time due by the Borrower hereunder to UCBHL and shall constitute the sum for which the Borrower may be charged and no suspension of a charge for the sum so ascertained shall pass except on consignment.
- (SIX)** The Standard Conditions contained in the said Schedule 3 to the Act shall except in so far as hereby varied apply to the said Standard Security.

IN WITNESS WHEREOF

REGISTER on behalf of the within named UCB HOME LOANS CORPORATION LIMITED in the REGISTER of the COUNTY of

Solicitors

Agents

WE, UCB HOME LOANS CORPORATION LIMITED registered in England, number 1063539, of Nationwide House, Pipers Way, Swindon, Wiltshire, SN38 1NW, CONSIDERING that we have agreed to disburden of the within written Standard Security the subjects of over which the same was constituted hereby DISCHARGE the foregoing Standard Security by the said

in our favour registered in the Land Register under the title number
recorded in the Register for the County of * on the day of
in the year
IN WITNESS WHEREOF

REGISTER on behalf of the within named
in the REGISTER of the COUNTY of

Solicitors

Agents.

* delete as appropriate

Please note that for our mutual protection and to improve service standards, we may monitor and/or record telephone calls.

UCB Home Loans Corporation Limited (UCBHL) is a wholly owned subsidiary of Nationwide Building Society and is authorised and regulated by the Financial Conduct Authority under registration number 303556. Most buy-to-let mortgages are not regulated by the Financial Conduct Authority. Registered Office: Nationwide House, Pipers Way, Swindon, SN38 1NW. Registered in England. Company Registration Number 1063539.