

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

<b>The Borrower:</b>		
Where the Borrower is more than one person the singular includes the plural and all obligations of the Borrower are undertaken jointly and severally		
<b>The Non-Entitled Spouse/ Civil Partner (if any)</b> being the non-entitled spouse or civil partner of the Borrower within the meaning of the Matrimonial Homes (Family Protection) (Scotland) Act 1981 as amended or the Civil Partnership Act 2004.		
<b>The Lender:</b> ACCORD MORTGAGES LIMITED incorporated under the Companies Acts in England and Wales whose Registered Office is at Yorkshire House, Yorkshire Drive, Bradford BD5 8LJ (Company Registered Number 2139881) including its successors and assignees		
<b>The Mortgage Offer:</b> in relation to the Loan the Lender'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 advance the Lender's mortgage offer of such further advance as varied or amended prior to the date (being the first date if more than one) of the Borrower's acknowledgement of receipt of such further advance		
<b>The Mortgage Conditions:</b> the Mortgage Conditions 2022 Scotland of the Lender registered in the Books of Council and Session on 12 January 2023.		
<b>The Loan:</b>		Pounds
(£	Sterling)	
<b>The Property:</b> the heritable subjects known as		
being the subjects more fully described below		
Land Registration Title Number:		

The Borrower acknowledges receipt of the Loan and undertakes to pay to the Lender all monies which are or may become payable to the Lender by the Borrower including the Loan and any further advance made by the Lender to the Borrower, (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 any Mortgage Offer for which the Borrower with the consent and concurrence of the Non-Entitled Spouse / Civil Partner (if any) for the purposes of the Matrimonial Homes (Family Protection) (Scotland) Act 1981 as amended or the Civil Partnership Act 2004 grants a Standard Security in favour of the Lender 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 agrees that the said standard conditions shall be varied to incorporate the terms and conditions of the Mortgage Conditions and the terms and conditions of any Mortgage Offer; declaring that the Borrower acknowledges having received a copy of the Mortgage Conditions prior to the date hereof: AND the Borrower grants warrandice: AND the Borrower consents to the registration hereof and of any certificate issued by the Lender as to the amount due to it for preservation and execution: IN WITNESS WHEREOF

Accord Mortgages Limited

Standard security

The Borrower

Dated

The loan

The property

Solicitors



# DEEDS SCHEDULE (Scotland only)



## Conveyancer's Instructions

- Please complete the checklist below and send it with the deeds to the Deeds Team, Lending Securities, Accord Mortgages, Yorkshire House, Yorkshire Drive, Bradford BD5 8LJ (DX 11756 Bradford). A separate covering letter is not required.
- Accord Mortgages does not require pre-registration deeds and documents which are not relevant to the title. These should be handed to the borrower for retention.

Conveyancer's Name and Address	Mortgage Account No.	
	Borrower(s) Name(s)	
	Property Address	
Reference		Postcode

## Documents enclosed (tick box if enclosed)

<input type="checkbox"/>	Updated Title Sheet and Cadastral Unit Plan		
<input type="checkbox"/>	Land Certificate Folio Number		
<input type="checkbox"/>	Mortgage Deed/Standard Security Deed		
<input type="checkbox"/>	Discharge Deed		
<input type="checkbox"/>	Conveyance/Disposition in favour of Borrower(s) Dated (unregistered title)		
<input type="checkbox"/>	Lease dated	Between	
<input type="checkbox"/>	Receipted Notice of Transfer and Charge served on landlord	<input type="checkbox"/>	Other essential title documents
<input type="checkbox"/>	Recent Searches	<input type="checkbox"/>	Search for Incumbrances (Scotland Only)
<input type="checkbox"/>	NHBC or similar documentation	<input type="checkbox"/>	Damp-proof, timber or other guarantees
<input type="checkbox"/>	Planning Consent/Building Regulations Approval (or certified copies)		

## Important Note

The title documents will not be examined by Accord Mortgages. It is the Conveyancer's responsibility to ensure that Accord Mortgages' mortgage instructions are fully complied with and all relevant documents are correctly completed and sent to Accord Mortgages.

<b>Conveyancer's Signature</b>	<b>FOR SOCIETY USE</b>
Date of despatch	