

CONSUMER STANDARD SECURITY

(NOT FOR USE BY LIMITED COMPANY BORROWER)

In this Standard Security the words listed below have the following meanings:

Lender	Kensington Mortgage Company Limited, a limited liability company incorporated under the Companies Act in England and Wales (Company number 3049877) whose registered office is at Ascot House, Maidenhead Office Park, Maidenhead SL6 3QQ and its successors, transferees and assignees including any legal or beneficial transferee whether absolute or in security and those deriving title under it or them. (“we” or “us” or “our”)
Borrower	<p>Names of borrower(s):</p> <p>of address:</p> <p>(“you” or “your”)</p>
Consentor	spouse/civil partner of and residing with you (the “Consentor”).
Mortgage Conditions	The Kensington Mortgage Conditions (Scotland) 2020 made by us dated 2020 and registered in the Books of Council and Session on 23rd February 2021 (the “Mortgage Conditions”). All capitalised terms in this Standard Security have the meaning given to them in the Mortgage Conditions unless otherwise defined.
Property	as more fully described below.

1. You hereby undertake to pay to us the loan and all other sums due by you to us (including any further loans we may make to you at a later date) in accordance with the Mortgage Conditions, for which you, with the consent of the Consentor (if any) for the purposes of the Matrimonial Homes (Family Protection) (Scotland) Act 1981 or (as applicable) the Civil Partnership Act 2004, GRANT a Standard Security in favour of us over the Property being ALL and WHOLE
2. This Standard Security incorporates the Mortgage Conditions and you confirm that you have received a copy of these. You agree to be bound by the Mortgage Conditions and the Mortgage Offer Letter.
3. The Standard Conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970, as amended and varied by (a) the Redemption of Standard Securities (Scotland) Act 1971 and (b) the Mortgage Conditions and any lawful variation thereof operative for the time being, shall apply to this Standard Security.
4. You agree that a certificate signed by any official authorised by us for that purpose as to the amount due to us at any time by you shall be conclusive and unchallengeable.

5. You grant warrandice and consent to the registration of this Standard Security and of any certificate given under paragraph 4 above for execution.

IN WITNESS WHEREOF this Standard Security consisting of this and the preceding page is subscribed by you

At			
On the	day of	20	

Before the witness(es) named below:

Borrower	Witness
Signed	Signed
Print full name	Print full name
	Print address
Borrower/Consentor	Witness
Signed	Signed
Print full name	Print full name
	Print address

Warning:

Please note that if you sign this Standard Security you will be legally bound by its terms. If this Standard Security is signed by more than one borrower you will also be responsible for the others' debts and liabilities in addition to your own. If you do not pay us what you owe us when it is due or you do not comply with your obligations to us we may repossess and sell the Property.

You should obtain legal advice before you sign this Standard Security.

The witness must be over the age of 18 and cannot be a borrower, spouse, civil partner, cohabitee or an immediate family member of a borrower.