Leeds Building Society

26 Sovereign Street, Leeds,
West Yorkshire LS1 4BJ
leedsbuildingsociety.co.uk

DX: 12299 Leeds1

STANDARD SECURITY

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

THE BORROWER **(Full name and address):**	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 SOCIETY:	Leeds Building Society incorporated under the Building Societies Act 1986 and having its Head Office at 26 Sovereign Street, Leeds, LS1 4BJ
THE PROPERTY **(describe as per the Abolition of Feudal Tenure, Etc (Scotland) Act 2000, Sch 12, para 30(23)(a) – add a schedule if necessary).**	The heritable subjects known as ALL and WHOLE

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The Borrower hereby undertakes to pay to the Society all sums due and that may become due to the Society in respect of any advance by the Society to the Borrower and any further advance, re-advance or any other advance which may be due to the Society, with interest from the respective times of advance at such rates or rates as are applicable from time to time in accordance with the Deed of Variations after mentioned; and the Borrower agrees that a certificate signed by a duly authorised official of the Society shall suffice to ascertain the amount or any part of the amount due to the Society hereunder at any time; for which the Borrower grants a Standard Security in favour of the Society over the Property; the standard conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 as varied by the Deed of Variations (Leeds Building Society Mortgage Conditions 2025 (Scotland)) made by the Society on 17 September 2025 and registered in the Books of Council and Session on 23 September 2025 (a copy of which the Borrower hereby acknowledges to have received) and any lawful variations thereof operative for the time being shall apply and are deemed to be incorporated in and to form part of these presents; and the Borrower grants warrandice; and the Borrower consents to registration hereof and of any such certificate for execution:

Signed by the Borrower in the presence of a witness
(the signature of each Borrower must be witnessed separately and not by another Borrower)

Signature of First Borrower	**Signature of Witness**
Signed	*Signed*
Print full name	*Print full name*
Date of Signature	*Print full address*

Signature of Second Borrower	**Signature of Witness**
Signed	*Signed*
Print full name	*Print full name*
Date of Signature	*Print full address*

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Acc No / Case ID:

Standard Security

by

in favour of

Leeds Building Society

Date:

Recorded:

Property:

Leeds Building Society is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.

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Schedule of Title Deeds

Name and address of Conveyancer (including DX number)

Acc No / Case ID: _____

Full Name(s) of Borrower(s): _____

Full Address of Property: _____

Conveyancer's Reference: _____

Please tick the boxes to indicate the documents enclosed. Pre-registration deeds need not be sent and may be forwarded to the borrower for retention.

PROPERTY DOCUMENTS		Land Certificate in name of Borrower(s): Title Number
		Charge Certificate in name of the Society
		*Disposition to Borrower(s) by dated
		*Standard Security by Borrower(s) to Society dated

*Sasines cases only (please give details of recording)

DATE	DESCRIPTION OF DOCUMENTS	PARTIES
	(continue overleaf where necessary)	

NOTE: The deeds and documents will not be checked by the Society. The Society's Conveyancer is reminded of his/her obligation to ensure that all deeds are properly completed and executed.

THE SOCIETY ACKNOWLEDGES RECEIPT OF THE DOCUMENTS LISTED HEREIN	
_____ Signature (on behalf of the Society)	_____ Date

Please return three copies to the Society. The Society will retain two copies and return a receipted copy to you.

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