STANDARD SECURITY COVER NOTE

Please note that the attached Standard Security should be used in the following circumstances.

- Mortgage Advance is in relation to a Buy to Let property
- Borrower is a Limited Company or LLP
- The offer letter and Terms and Conditions provided are **The Mortgage Lender Limited Buy to Let Mortgage Terms and Conditions 2024,**

Please refer to LMS conveyancer zone to obtain the correct Standard Security if any of the above do not apply.

Should you have any questions or concerns regarding the correct Standard Security to use, please contact our completions team on 0344 257 0426 or via email completions@themortgagelender.com

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STANDARD SECURITY (LIMITED COMPANY – BUY TO LET TRANSACTIONS)

Case reference:

We/Us (the Lender):	The Mortgage Lender Limited, a company registered in England and Wales (registration number 09280057) under the Companies Acts and having its registered office at Floor 10, 40 Leadenhall Street, London, EC3A 2BJ together with our successors, transferees and assignees (whether legal or beneficial).
You:	a company registered in Select... under the Companies Acts.
Your Registered Number:	
Your Registered Office :	
Mortgage Terms and Conditions:	The Mortgage Lender Limited Buy to Let Mortgage Terms and Conditions 2024, dated 16th January 2024 and registered in the Books of Council and Session on 19th January 2024
Property:	as more fully described below.

1. Words defined in the Mortgage Terms and Conditions shall have the same meaning in this Standard Security unless otherwise defined in this Standard Security or the context suggests otherwise. This Standard Security incorporates the terms and conditions set out in the Offer and the Mortgage Terms and Conditions. You confirm that You have received each of these documents and You have read and understand them.

2. Reference to We and to Us includes anyone to whom We transfer, or who has the benefit of, this Standard Security or any part of it at the time.

3. You agree to comply with the terms and conditions set out in the Offer, the Mortgage Terms and Conditions and this Standard Security.

4. You undertake to pay Us all sums due and that may become due by You to Us including the Initial Advance and any Further Advance.

For which You grant a Standard Security in favour of Us over ALL and WHOLE:

The Standard Conditions specified in Schedule 3 of the Conveyancing and Feudal Reform (Scotland) Act 1970 and any lawful variation of them operative for the time being shall apply; AND You agree that the said Standard Conditions shall be varied to incorporate the terms and conditions of the Mortgage Terms and Conditions; AND You grant warrandice: AND You consent to the registration of this Standard Security and of any certificate or other document issued by Us, confirming the Outstanding Balance due by You to Us, for preservation and execution: IN WITNESS WHEREOF these presents are executed as follows:

SUBSCRIBED for and on behalf of

at ……
on ……
by

……..	……..
Director/Authorised Signatory	Director/Authorised Signatory
(Print Name)	(Signature)

before this witness:

……..
Witness
(Signature)

……..
(Print Name)

……..
……..
(Address)