

STANDARD SECURITY

by

[Proprietor(s)]

in favour of

HSBC UK Bank plc trading as 'first direct'

Property:

IMPORTANT - PLEASE READ THE FOLLOWING NOTE BEFORE SIGNING THIS STANDARD SECURITY.

This document is a Standard Security over the Property described overleaf on the terms set out in the separate document called the first direct Mortgage Loan Terms and Conditions 2023 Edition.

- HSBC UK Bank plc trading as 'first direct' will hold this Standard Security as security for the debts and/or all future advances by HSBC UK Bank plc trading as 'first direct' as set out in this Standard Security.
- If any of the debts are not paid when due, HSBC UK Bank plc trading as 'first direct' can sell the Property and put the money from the sale towards the debts and/or the other liabilities.
- This Standard Security is separate from, and not limited by, any other security or guarantee which may already have been given to HSBC UK Bank plc trading as 'first direct' or which may be given in the future.
- This Standard Security and the first direct Mortgage Loan Terms and Conditions 2023 contain other terms which affect you.

This Standard Security is an important legal document. HSBC UK Bank plc trading as 'first direct' strongly recommends that you seek the advice of your solicitor or other legal adviser before signing this Standard Security.

STANDARD SECURITY

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

Bank: **HSBC UK Bank plc** (registered in England and Wales with number 09928412) **trading as 'first direct'** of 40 Wakefield Road Leeds LS98 1FD and its successors, transferees and assigns.

Proprietor:

Consentor:

Mortgage Debt: As defined in the first direct Mortgage Loan Terms and Conditions 2023.

Property:

first direct Mortgage Loan Terms and Conditions 2023: The first direct Mortgage Loan Terms and Conditions 2023 by the Bank dated 7th July 2023 and registered in the Books of Council and Session on 12th July 2023 and any variation or extension of those Conditions. Words defined in the first direct Mortgage Loan Terms and Conditions 2023 have the same meaning in this Standard Security.

1. The Proprietor undertakes to pay and discharge the Mortgage Debt to the Bank.
2. This Standard Security secures additional borrowing but the Bank is not obliged to agree to any additional borrowing.
3. The Proprietor undertakes to comply fully with the first direct Mortgage Loan Terms and Conditions 2023, the terms of which are incorporated into this Standard Security. The Proprietor acknowledges having received a copy of the first direct Mortgage Loan Terms and Conditions 2023.
4. The Proprietor, in security for the Mortgage Debt, hereby grants a Standard Security in favour of the Bank over the Property.
5. The Consentor (if applicable) consents to the Standard Security hereby granted for the purpose of the Matrimonial Homes (Family Protection) (Scotland) Act 1981, as amended, or the Civil Partnership Act 2004.
6. 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) first direct Mortgage Loan Terms and Conditions 2023, and any lawful variation thereof operative for the time being, shall apply.
7. The Proprietor grants warrandice.
8. A certificate signed by any manager or officer of the Bank as to the amount of the Mortgage Debt or any part of it shall, in the absence of manifest error, be conclusive and binding on the Proprietor.

9. The Proprietor and the Consensor (if applicable) consent to the registration of this Standard Security and of any certificate referred to above for execution.

IN WITNESS WHEREOF these presents consisting of this and the preceding page are executed by the Proprietor and the Consensor (if applicable) as follows:

DECLARATION

This Declaration is an important legal document. HSBC UK Bank plc trading as ‘first direct’ strongly recommends that you seek the advice of your solicitor or other legal adviser before signing and sign only if you understand its terms.

Matrimonial Homes (Family Protection) (Scotland) Act 1981, as amended, and Civil Partnership Act 2004

I,

residing at

declare as follows:

I have granted or am about to grant a Standard Security in favour of HSBC UK Bank plc trading as ‘first direct’ over the property known as and forming

(the **Property**).

The Property is neither a matrimonial home in relation to which a spouse of mine has occupancy rights under the Matrimonial Homes (Family Protection) (Scotland) Act 1981, as amended, nor a family home in relation to which a civil partner of mine has occupancy rights under the Civil Partnership Act 2004.

Subscribed by

Signature of Proprietor

at.....(place)

on.....(date)

.....

Signature of Witness

in the presence of:

Name:.....

Address:.....

.....

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