

# Standard BTL Mortgage Deed

<b>Date:</b>	
<b>Company:</b> The Mortgage Works (UK) plc Registered in England, Registered Number 02222856 Registered Office: Nationwide House, Pipers Way, Swindon, Wiltshire, SN38 1NW	
<b>Mortgage Conditions:</b> The Company's Standard BTL Mortgage Conditions 2012	
<b>Borrower:</b>	
<b>Property:</b>	<b>Title No:</b>

1. This Charge incorporates the Mortgage Conditions a copy of which has been received by the Borrower which the Borrower hereby acknowledges.
2. The Borrower as legal owner with full title guarantee hereby (to the intent that the security so constituted shall be a continuing security) charges in favour of the Company with the payment of all the money payable by the Borrower to the Company under the Mortgage Conditions:
  - 2.1 by way of first legal mortgage the Property.
  - 2.2 by way of first fixed charge all proceeds of any insurances effected in respect of the Property.
  - 2.3 by way of first fixed charge the goodwill of any business carried on by the Borrower in and from the Property from time to time.
  - 2.4 by way of first equitable assignment all the Borrower's rights, title and interest in the benefit of all guarantees, warranties and representations given or made now or hereafter by and any rights or remedies against all or any of the designers, builders, contractors, professional advisors, sub contractors, manufacturers, suppliers and installers of any fixtures in each case so far as the same relate to the Property.
  - 2.5 by way of mortgage the benefit of the landlord to and in the occupation leases and the rents in accordance with Condition 5.1 of the Mortgage Conditions.
  - 2.6 if the Borrower is a company by way of floating charge all the undertaking and all the property and assets of the Borrower in accordance with Condition 5.2 of the Mortgage Conditions.
3. This Charge secures further advances.
4. The Borrower hereby applies to the Registrar to enter the following restriction against the title(s) above referred to:  
"No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated [this charge] in favour of The Mortgage Works (UK) plc referred to in the Charges Register" in accordance with Condition 7.1 (j) of the Mortgage Conditions.

**IN WITNESS** whereof this Charge has been executed as a deed and is intended to be and is delivered on the above date.

**SIGNED as a deed by the** )  
**BORROWER in the presence of:-** )

Witness signature :

Printed Name :

Address :

**SIGNED as a deed by the** )  
**BORROWER in the presence of:-** )

Witness signature :

Printed Name :

Address :

**EXECUTED as a deed by the** )  
**BORROWER acting by:-** )

Director:

Director/Secretary:

**SIGNED as a deed on behalf of the**  
**BORROWER a company incorporated in**

by

and

being [a] person[s] who, in accordance  
with the laws of that territory, is/are  
acting under the authority of that company

Authorised signatory (or signatories)

**Executed as a deed by affixing the common** )  
**seal of the BORROWER in the presence of:** )

Director:

Director/Secretary:

**Signed on behalf of** )  
**The Mortgage Works (UK) plc** )

Authorised Signatory:

Authorised Signatory: