

DATED 20____



(1) Quantum Mortgages Limited

- and -

(2)

Mortgage Deed: Limited Company Buy to Let

THE PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Form of charge filed at HM Land Registry under reference MD1617A.

This Deed is dated

20__

PARTIES

(1) _____

incorporated and registered in England and Wales with Company Number _____

whose registered office is at

United Kingdom (**Borrower**).

(2) Quantum Mortgages Limited (**Lender**) and its successors and assigns including any legal and equitable assignee, of this Deed whether by way of absolute assignment or by way of security only and those deriving title under it or them.

Property Address: _____

Title Number: _____

Mortgage Conditions:

**Quantum Mortgages Limited Terms and
Conditions: Buy to Let Mortgages January
2022.**

1. This deed incorporates the Mortgage Conditions.
2. The Borrower acknowledges receipt of the Loan.
3. The Borrower confirms that it has received a copy of each Security Document. The Borrower agrees to comply with the terms and conditions applicable to it of each Security Document to which it is a party and in each capacity in which it is acting.
4. The Borrower confirms that it has taken independent legal advice from a qualified solicitor regarding its entry into this deed and any other Security Document to which it is a party.
5. The Borrower, with full title guarantee and to the intent that the Security created by this deed will rank as a continuing Security for the payment and discharge of all the Secured Liabilities, charges in favour of the Lender: -
 - i. the Property by way of first legal mortgage with the intent that the security hereby constituted shall extend to and include the Borrower's beneficial interest in the Property or in the proceeds of sale thereof; and
 - ii. by way of first fixed charge all rents derived from the Property and any proceeds of any insurance of the Property to the extent that the same are not otherwise subject to a first legal mortgage under this deed.

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6. The Borrower applies to the Land Registrar for the following restriction in Form P to be registered against its title to the Property:

"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_____in favour of Quantum Mortgages Limited referred to in the charges register."

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

EXECUTED as a Deed by
[NAME OF BORROWER 1]:

[SIGNATURE OF BORROWER 1]

x

x

In the presence of:

W Signature:

I

T

N

E Name:

S (IN BLOCK CAPITALS)

S

Address:

EXECUTED as a Deed by
[NAME OF BORROWER 2]:

[SIGNATURE OF BORROWER 2]

Xx

In the presence of:

W Signature:

I

T

N

E Name:

S (IN BLOCK CAPITALS)

S

Address:

EXECUTED as a Deed by
[NAME OF BORROWER 3]:

[SIGNATURE OF BORROWER 3]

x

x

In the presence of:

Y Signature:

I

T

N

E Name:

S (IN BLOCK CAPITALS)

S

Address:

**EXECUTED as a Deed by
[NAME OF BORROWER 4]:**

[SIGNATURE OF BORROWER 4]

x

In the presence of:

W Signature:

I

T

N

E Name:

S (IN BLOCK CAPITALS)

S

Address: