

BUY TO LET MORTGAGE DEED

DATE:	_____
MORTGAGOR:	_____ whose address for service is _____ _____
BANK:	<p>State Bank of India (UK) Limited, whose principal place of business is at 15 King Street, London, EC2V 8EA. Registration number: 10436460. The address for service in England is at State Bank of India (UK) Limited, PO Box 1018, Ipswich, Suffolk, IP1 9WU.</p> <p>Authorised by Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. State Bank of India (UK) Limited is entered on the Financial Services Register and its registration number is 757156</p>

THIS DEED WITNESSES as follows:

1 MORTGAGE DEED

The Mortgagor charges with full title guarantee in favour of the Bank, with the payment and discharge of the Loan, by way of first legal mortgage, the property specified in the Schedule ("the **Property**")

2 COVENANT TO PAY

The Mortgagor covenants with the Bank to pay, discharge and satisfy the Loan in accordance with their respective terms and to indemnify the Bank against any losses, costs, charges, expenses and liabilities arising from any breach or failure to pay, discharge and satisfy the Loan in accordance with their respective terms.

3 APPLICATION TO THE LAND REGISTRY

The Mortgagor applies to the Land Registry to enter the following restriction in the Proprietorship Register of any registered land forming part of 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 [date of this Mortgage Deed] in favour of State Bank of India (UK) Limited referred to in the Charges Register or their conveyancer."

4 BTL MORTGAGE CONDITIONS

The State Bank of India (UK) Limited BTL Mortgage Conditions (2023) ("the **Mortgage Conditions**") are incorporated into and form part of this Mortgage Deed. Terms and phrases defined in the Mortgage Conditions bear the same meaning in this Mortgage Deed, unless separately defined in this Mortgage Deed.

THIS MORTGAGE DEED has been executed as, and is intended to take effect as a deed by the/each Mortgagor with effect from the date written above.

THE SCHEDULE

Property

Freehold/Leasehold land known as

Registered under Title No.

EXECUTION PAGE

EXECUTED as a DEED by the)
said)
.....)
in the presence of:	
WITNESS Signature:	
.....	
Name (in BLOCK CAPITALS):
.....	
Address:
.....	
Occupation:

[Repeat for each individual signatory]