



**Registration of a Charge**

Company name: **KW LETS LTD**

Company number: **SC529095**

Received for Electronic Filing: **29/01/2019**



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**Details of Charge**

Date of creation: **28/01/2019**

Charge code: **SC52 9095 0005**

Persons entitled: **ALDERMORE BANK PLC**

Brief description: **ALL AND WHOLE THE SUBJECTS KNOWN AS AND FORMING 21 CAIRNS GARDENS, BALERNO, EH14 7HJ BEING THE SOUTHWESTMOST HALF OF THE UPPER FLAT TINTED BLUE ON THE TITLE PLAN MID52592 AND BEING PART OF THE BLOCK 19,21,23 AND 25 CAIRNS GARDENS WITH THE GARDEN GROUND TINTED PINK AND GARAGE TINTED MAUVE ON THE TITLE PLAN AND BEING THE SUBJECTS REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER MID52592.**

**Contains negative pledge.**

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**Authentication of Form**

This form was authorised by: **a person with an interest in the registration of the charge.**

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**Authentication of Instrument**

Certification statement: **I CERTIFY THAT THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by:

**FALLON SARA SPENCER**



## **CERTIFICATE OF THE REGISTRATION OF A CHARGE**

Company number: 529095

Charge code: SC52 9095 0005

The Registrar of Companies for Scotland hereby certifies that a charge dated 28th January 2019 and created by KW LETS LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 29th January 2019 .

Given at Companies House, Edinburgh on 29th January 2019

The above information was communicated by electronic means and authenticated by the Registrar of Companies under section 1115 of the Companies Act 2006



**Companies House**



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES

# ALDERMORE BANK PLC – STANDARD SECURITY

In this deed the following terms shall have the meanings set respectively opposite to them:

Aldermore	Aldermore Bank plc, a company incorporated under the Companies Acts, (Registered Number 00947662) whose Registered Office is 1 <sup>st</sup> Floor Block B Western House Lynch Wood Peterborough PE2 6FZ
Mortgage Conditions	The Aldermore Bank plc Commercial Mortgage Conditions (Scotland) 2014 dated 19th March 2014 and registered in the Books of Council and Session for preservation on 25th March 2014.
Borrower	KW LETS LTD, being a Company incorporated under the Companies Acts (SC529095) and having their Registered Office at 32 Newmills Crescent, Balerno, Midlothian, EH14 5SX
Original Loan	TWO HUNDRED AND FORTY THOUSAND POUNDS (£240,000.00) STERLING
Property	ALL AND WHOLE the subjects known as and forming 21 Cairns Gardens, Balerno, EH14 7HJ being the southwestmost half of the upper flat tinted blue on the Title Plan MID52592 and being part of the block 19,21,23 and 25 Cairns Gardens with the garden ground tinted pink and garage tinted mauve on the Title Plan and being the subjects registered in the Land Register of Scotland under Title Number MID52592.

- words which are defined in the Mortgage Conditions shall have the same meanings in this Standard Security unless the context suggests otherwise;
- the borrower acknowledges receiving from Aldermore the Original Loan
- the borrower undertakes to pay to
  - Aldermore all sums due and that may become due by the borrower to Aldermore in respect of the mortgage debt including further advances or re-advances made or to be made by Aldermore to the borrower; and
  - interest from the respective times of advance at the rate or rates and by monthly instalments all as provided for in (i) the offer; and (ii) the Mortgage Conditions,
- the borrower acknowledges having received a copy of (i) the offer; (ii) the Mortgage Conditions and (iii) Schedule 3 of the Conveyancing and Feudal Reform (Scotland) Act 1970 and agrees that they form part of the terms of this Standard Security;
- the borrower agrees that a certificate signed by a duly authorised official of Aldermore shall be sufficient to ascertain the amount or any part of the amount due to Aldermore hereunder at any time;
- the borrower grants a Standard Security over the Property in favour of Aldermore;
- the borrower agrees that the Standard Conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 as varied by the Mortgage Conditions, and any lawful variation thereof operative for the time being, shall apply;
- the borrower undertakes not to create or allow to exist any mortgage or charge over the Property or any additional security (apart from those created by this Standard Security) without the prior written consent of Aldermore;
- the borrower consents to registration of this Standard Security, and of any certificates by Aldermore as to the amount due to Aldermore, for execution; and
- the borrower grants warrandice:

IN WITNESS WHEREOF these presents are subscribed by the borrower as follows:

signature of  
director/secretary/authorised signatory/witness

full name of above (print) GEMMA ORR

26 NEW MART ROAD WYND  
address of witness

signature of  
director/secretary/authorised signatory

full name of above (print) KAREN ELIZABETH WILSON

date of signing 12.1.2019

place of signing 20.1.2019

WE CERTIFY THAT THIS COPY DOCUMENT IS A  
TRUE COPY OF THE ORIGINAL DOCUMENT OF  
WHICH IT PURPORTS TO BE A COPY AND  
WHICH WE HAVE EXAMINED THIS 29th

DAY OF January 2019

SIGNED Mark J. Murrice

McVEY & MURRICANE  
SOLICITORS & NOTARIES PUBLIC  
13 BATH STREET  
GLASGOW G2 1HY