



PARATUS AMC LIMITED

This is an important document and you should take legal advice before signing.

DEED OF SUBSTITUTED SECURITY		Account No.:
Date		
You the Borrower(s)	Company / Registered Number (if applicable):	
We, Us and Our	Paratus AMC Limited whose registered office and address for service is 5 Arlington Square, Downshire Way, Bracknell, Berkshire RG12 1WA (Company Number: 03489004) 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.	
Existing Charge:	Mortgage Deed dated _____, charging the Original Property to us to secure all monies and liabilities mentioned in that document.	
Original Property	Title number:	
New Property	Title number:	
Mortgage Conditions	The relevant conditions applicable to your mortgage: The Foundation Home Loans Buy to Let Mortgage Conditions 2021 or The Foundation Home Loans Residential Mortgage Conditions 2021.	
Offer	As defined in the relevant Mortgage Conditions.	
Secured Obligations	All money or liabilities in any currency due, owing or incurred by the Borrower(s) (or any of them) to us at present or in the future, in any manner whether actual or contingent, whether incurred solely or jointly with any other person and whether as principal or surety, guarantor or cautioner including any money and liabilities of the Borrower(s) (or any of them) to a third party which have been assigned or novated to or otherwise vested in us; and all interest and expenses.	

1. This Deed is supplemental to the Existing Charge.
2. This Deed incorporates the Mortgage Conditions and your Offer, copies of which the Borrower(s) acknowledge having received.
3. The Borrower(s) own the New Property.
4. We release the Existing Charge over the Original Property.
5. The Borrower(s) charge the New Property by way of legal mortgage with full title guarantee and as a continuing security with the payment and discharge of the Secured Obligations.
6. This Deed secures additional borrowing but we are not obliged to agree to any additional borrowing.

7. Where the Borrowers are partners in a partnership (other than a limited liability partnership), each of the Borrowers signs this Deed as a partner of the partnership and as individuals, jointly and severally.
8. We and the Borrower(s) apply to the Chief Land Registrar to enter on the Register a restriction that:
 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*) in favour of Paratus AMC Limited referred to in the Charges Register.

IN WITNESS OF WHICH this document has been duly executed as a Deed by the Borrower(s) and has been delivered on the date written at the beginning of this Deed.

Signed as a Deed by the Borrower(s) in the presence of a Witness:

Borrower signature Print name	Witness signature Print name Address
Borrower signature Print name	Witness signature Print name Address
Borrower signature Print name	Witness signature Print name Address
Borrower signature Print name	Witness signature Print name Address

[Signing section if the Mortgagor is a company or LLP]

Signed as a Deed by the Borrower as follows:

Acting by:

In the presence of:

Director/Secretary/Member <i>(delete as applicable)</i> Signature Print Name	Witness Signature Print Name Address
Director/Secretary/Member <i>(delete as applicable)</i> Signature Print Name	Witness Signature Print Name Address

Executed as a Deed by Paratus AMC Limited acting by two of its authorised signatories as follows:

Signature:	Print full name:
Signature:	Print full name: