

Mortgage Products 05.12.18

PROFESSIONAL USE ONLY

The Society's standard variable rate is currently 5.20%

Procuration fee 0.35% (min. £150, no max.) - Residential

Procuration fee 0.40% (min. £150, no max.) – Buy to Let

Code	Product	Initial Rate	Max Advance	APRC	Max LTV	Purpose	ERCs [†]	Product Fee	Booking Fee	Fees/Incentives/Notes
VARIABLE RATE MORTGAGES										
DS90 70	2 Year 3.45% Discount	1.75%	£750k	4.7%	80%	Purchase/ Remtge	3% for 2 years (RC22)	£999 (Res9)	N/A	- Must have been in current employment for 1yr+ - Product fee can be added on completion PLEASE NOTE THAT FUNDS ARE LIMITED AND SHOULD BE RESERVED BY RINGING 0161 429 4300
DS82 70	3 Year 2.85% Discount	2.35%	£750k	4.5%	80%	Purchase/ Remtge	3% for 3 years (RC21)	£499 (Res5)	N/A	- Basic valuation fee refunded on completion - Legal fees paid* - Product fee can be added on completion - For 95% LTV, property must be within the following postcodes: BB, BD, BL, CH, CW, FY, HD, HX, L, LS, M, OL, PR, S, SK, ST, WA, WF and WN
DS87 70	3 Year 2.41% Discount	2.79%	£350k	4.6%	90%	Purchase/ Remtge	3% for 3 years (RC21)	N/A	N/A	
DS86 70	3 Year 1.76% Discount	3.44%	£300k	4.8%	95%	Purchase	3% for 3 years (RC21)	N/A	N/A	
DS76 70	3 Year 1.00% Discount – No ERCs	4.20%	£750k	5.1%	80%	Purchase/ Remtge	N/A	N/A	N/A	A standard valuation fee is payable and the client is responsible for conveyancing costs
OF9 75	3 Year 2.55% Discount Offset	2.65%	£750k	4.6%	80%	Purchase/ Remtge	3% for 3 years (RC21)	£499 (Res5)	N/A	- Basic valuation fee refunded on completion - Legal fees paid* - Product fee can be added on completion
OF6 75	Family Assist – 4 Year 1.55% Discount	3.65%	£300k	4.8%	100%	Purchase	3% for 4 years (RC39)	£199 (Res8)	N/A	- Basic valuation fee refunded on completion - Mortgage interest offset by savings - Legal fees paid*

Code	Product	Initial Rate	Max Advance	APRC	Max LTV	Purpose	ERCs [†]	Product Fee	Booking Fee	Fees/Incentives/Notes
FIXED RATE MORTGAGES										
F243 70	3 Year Fixed (until 31/03/22)	2.24%	£750k	4.4%	80%	Purchase/ Remtge	3% until 31.03.20 2% until 31.03.21 1% until 31.03.22 (RC67)	£900 (Re10)	N/A	- Product fee can be added on completion PLEASE NOTE THAT FUNDS ARE LIMITED AND SHOULD BE RESERVED BY RINGING 0161 429 4300
F248 70	5 Year Fixed (until 31/03/24)	2.66%	£750k	4.1%	85%	Purchase/ Remtge	5% until 31.03.20	N/A	N/A	PLEASE NOTE THAT FUNDS ARE LIMITED AND SHOULD BE RESERVED BY RINGING 0161 429 4300
F246 70		3.79%	£300k	4.6%	95%	Purchase	4% until 31.03.21 3% until 31.03.22 2% until 31.03.23 1% until 31.03.24 (RC68)	N/A	N/A	- Basic valuation fee refunded on completion - Legal fees paid* - Property must be within the following postcodes: BB, BD, BL, CH, CW, FY, HD, HX, L, LS, M, OL, PR, S, SK, ST, WA, WF and WN PLEASE NOTE THAT FUNDS ARE LIMITED AND SHOULD BE RESERVED BY RINGING 0161 429 4300
RETIREMENT MORTGAGES										
LTO2 70	Retirement Mortgage with LPA – 1.25% Discount for 5 years	3.95%	£250k	5.0%	50%	Purchase/ Remtge	N/A	N/A	N/A	- Interest only or capital repayment - The mortgaged property is used as a repayment vehicle when borrower dies or moves - Product LTO2 requiring evidence of registered LPA
LTO1 70	Retirement Mortgage No LPA – 0.50% Discount for 5 years	4.70%	£250k	5.2%	50%	Purchase/ Remtge	N/A	N/A	N/A	
SELF BUILD MORTGAGES										
								Arr. Fee	Comp Fee	
SBO3 70	2 Year Discount – 0.46% Discount for 2 years	4.74%	£750k	5.3%	80% of final value	Purchase/ Remtge	2%* (RC62)	£199	£500	*ERC waived if product transferred to a mainstream VBS product on completion. - Max stage releases: 75% of land 75% of each stage build costs

Code	Product	Initial Rate	Max Advance	APRC	Max LTV	Purpose	ERCs [†]	Product Fee	Booking Fee	Fees/Incentives/Notes
BUY-TO-LET MORTGAGES										
BTLM 70	5 Year Fixed BTL (until 31/03/24)	3.84%	Min - £25k Max - £1.5m (aggregate borrowings)	4.8%	75%	Purchase/ Remtge	5% until 31.03.20 4% until 31.03.21 3% until 31.03.22 2% until 31.03.23 1% until 31.03.24 (RC68)	£895 (BTL4)	£100	- ICR calculation on the 5 year fixed product ONLY – 130% at a rate of 5%, otherwise 130% at a rate of 6.2% - Product fee can be added on completion. - Product is not available for the purchase of city centre new build apartments.
BTLK 70	3 Year 1.50% Discount	3.70%		4.9%	75%	Purchase/ Remtge	N/A	£495 (BTL5)	N/A	

[†] Partial repayments of capital can be made without incurring Early Repayment Charges, provided any such repayments do not exceed 10% of the capital balance amount in any one year.

* **Purchases** – Upon completion the Society will make a contribution of £200 towards solicitor's costs.

Remortgage – Legal fees paid subject to use of the Society's recommended solicitor, (although some of the essential disbursements will be paid, any additional work not normally associated with a remortgage will be at your own costs) or we will pay a £200 contribution towards your solicitor's costs.