

Key Account Exclusives

Issue 5



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The rates detailed are available to all new customers with effect from 31 May 2017

Key Changes

- NEW 85% LTV 2 year fixed First time buyer exclusive, 1.79% with £0 product fee

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FOR INTERMEDIARIES

All Key Account Exclusives

2 year fixed rate for first time buyers

Maximum Loan to Value	Initial Rate	Differential to BBR	Booking fee	Completion deadline	Minimum loan size	Maximum loan size	Early Repayment Charge	Payable if you repay on or before	Product Code	Benefit package
85%	1.79%	n/a	£0	30 November 2017	£6k	£550k	3% + (benefit)	2 September 2019	MB00H	Homebuyer Solution

Product notes

Bank of England Base Rate officially known as Bank of England Repo Rate, currently 0.25%. Santander's Standard Variable Rate, currently 4.49%.

General notes

- Interest is calculated on a daily basis and charged monthly for all products
- We reserve the right to increase or reduce the Standard Variable Rate, SVR is not available to new customers
- Variable Rate Tracker products are subject to a minimum rate of 0.0001%
- Maximum loan size on mortgage products relates to the total borrowing required by the customer, not just the borrowing on that product
- Booking fees are charged on some of our products. Where the fee has been added to the loan, the added fee will attract interest over the term. The customer can repay this by cheque within 14 days after completion without incurring any interest on the booking fee.
- If you choose a product that allows the customer to add the fee to the loan, the added fee will attract interest, and in turn will increase the interest paid over the term of the mortgage

Booking Fee Refund Policy

If the customer changes their mind after we have collected a booking fee paid upfront, we would not refund it unless one of the following applies:

- we decline the application for any reason prior to the valuation being requested,
- after the valuation has been completed our surveyor decides that the property would be inadequate security for Santander,
- our surveyor downvalues the property and the customer needs to select a different product.

Top up of an existing product

Prior to completion, the maximum top up available is 10% of the original loan amount. The minimum is £1,000.

Early Repayment Charges

Our ERCs are calculated as a percentage of the outstanding mortgage balance at the time of redemption. The level of charge will differ by the type of product and the product term.

All borrowers are able to make capital repayments of up to 10% of their total outstanding loan balance each calendar year without incurring an ERC. A minimum amount may apply. Please visit santander.co.uk for more information. If the booking fee has been added to the loan, the customer can repay this within 14 days following completion.

Repayment of the booking fee will not affect a customer's ability to repay up to 10% of the capital each calendar year, free of any early repayment charge.

Benefit package ERCs associated with Remortgage Solution will continue to be charged as a fixed amount on top of the percentage ERC.

Benefit packages

Remortgage Solution (Available to all customers remortgaging their residential property where the product offers Remortgage Solution)

- **Free standard valuation**

All customers will receive a free valuation for mortgage purposes (up to a property value £2.5 million). In certain circumstances we may need to arrange a full inspection; in these cases, the valuer will contact the customer directly.

- **Standard legal work**

We will also arrange and pay for the cost of standard legal work involved in transferring the mortgage, ensuring it will be undertaken professionally and speedily. The customer will be required to pay for the following third party fees above this limit if they apply:

- For leasehold properties – the landlord's registration fee for registering the mortgage with the landlord in accordance with the terms of the lease
- If the title to the property is unregistered – the additional land registry registration fee

If any additional work is required, which is not normally associated with a remortgage, this will be at the customer's own cost. The customer will be advised of the cost of additional work before any work is carried out.

Alternatively the customer can receive £250 cashback at completion as a contribution towards legal costs.

Remortgage Cashback (Available to customers remortgaging their Buy to Let property where the product offers Remortgage Cashback)

- **Free standard valuation**

All customers will receive a free valuation for mortgage purposes (up to a property value £2.5 million). In certain circumstances we may need to arrange a full inspection; in these cases, the valuer will contact the customer directly.

- **£250 cashback** at completion

Homebuyer Free Valuation (Available to all customers purchasing a new residential property where the product offers Homebuyer Free Valuation)

- **Free standard valuation**

All customers will receive a free standard valuation for mortgage purposes (up to a property value of £2.5 million). In certain circumstances we may need to arrange a full inspection. In these cases, the valuer will contact the customer directly.

Homebuyer Solution (Available to all customers purchasing a new property where the product offers Homebuyer Solution)

- **Free standard valuation**

All customers will receive a free standard valuation for mortgage purposes (up to a maximum property value of £2.5 million). In certain circumstances we may need to arrange a full inspection. In these cases, the valuer will contact the customer directly.

- **£250 cashback** at completion, as a contribution to legal costs.

Benefit packages ERC - Should your customer redeem their mortgage on or before **2 July 2019** the cashback or standard legal work benefit must be repaid (£250 cashback or a maximum of £200 for residential remortgage legal work). The repayment of the benefit received will be in addition to any product early repayment charge applicable.

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