

Semi-exclusive product guide

Fixed rate purchase products

Enhanced criteria level 3 restrictions apply. No status 2 or greater recorded on credit file within 12 months prior to application.

Product code	Product rate	Product ¹	Revert to rate	The overall cost for comparison is	Maximum LTV	Maximum loan	Product fees	Additional product incentives
FE076	2.99%	2.99% fixed until 29 February 2020	SVR, currently 4.99%	4.7% APRC	90%	£350,000	No fees	1.1% cashback ²
FE077	2.14%	2.14% fixed until 29 February 2020	SVR, currently 4.99%	4.6% APRC	90%	£350,000	£999 arrangement fee ³	---
FE078	3.64%	3.64% fixed until 29 February 2020	SVR, currently 4.99%	4.9% APRC	95%	£250,000	No fees	---

Fixed rate remortgage products

Enhanced criteria level 3 restrictions apply. No status 2 or greater recorded on credit file within 12 months prior to application.

Product code	Product rate	Product ¹	Revert to rate	The overall cost for comparison is	Maximum LTV	Maximum loan	Product fees	Additional product incentives
RFE042	2.99%	2.99% fixed until 29 February 2020	SVR, currently 4.99%	4.7% APRC	90%	£350,000	No fees	Fees assisted legals ⁵ ; Valuation fee contribution ⁶ ; 0.75% cashback ²
RFE043	3.64%	3.64% fixed until 29 February 2020	SVR, currently 4.99%	4.9% APRC	95%	£250,000	No fees	Fees assisted legals ⁵

Notes

1. Early Repayment Charges apply during the product term. A maximum of 10% of the original loan can be repaid each year without charge. If the loan is redeemed or switched to another product during the product term then the full amount of the Early Repayment Charge will apply. For further details contact a member of the team.
2. Cashback is paid on completion of the mortgage.
3. The arrangement fee can be deducted from the advance or added to the loan. Where this fee is a percentage value, the amount of the fee is calculated as a percentage of the loan amount.
4. The interest rates on our discount products are floored and cannot fall below the rate shown.
5. We will assist with the standard legal fees involved, if the customer chooses to use our own conveyancers they will only act for the Society, and not for the customer, during the remortgage transaction. If the customer needs to add or remove a name on the mortgage they must appoint their own solicitors, in which case they will receive £150 cashback towards their costs.
6. We will contribute £275 towards the cost of one standard mortgage valuation on the property. The customer may choose to have a RICS Homebuyers Report, however they will have to cover the difference in cost between a standard mortgage valuation and the RICS Homebuyers Report.

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Applications are accepted throughout England and Wales. Properties located in Scotland, Northern Ireland or the Isle of Man will not be accepted. The minimum property value is £75,000 (increasing to £250,000 for properties located within the M25 corridor). Rates correct at 9 January 2018 and can be withdrawn without notice.


Getting in touch



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Income multiples and affordability

Our affordability calculator is available on our [website](#).

Once affordability is satisfied, we apply an income multiple to determine the maximum level of borrowing.

To verify if your clients meet affordability criteria, contact a member of the team directly.

Allowable gross income of highest earner	Maximum multiples
Applications at 90% LTV and below	
Joint and single income	4.5 times
Applications above 90% LTV	
Joint income	2.74 times
Single income	3.49 times

Mortgage packaging

Before you submit an application it's always beneficial to complete a decision in principle application form first. You can download a copy of the form from our [website](#).

On receipt of a DIP, a member of our team will advise whether or not we can assist, and if so, how much your clients are able to borrow. We aim to respond to all DIPs within 24 hours.

To help us reduce the time it takes to issue your clients with their mortgage offer, the following items are required as standard for all new mortgage applications:

- certified proof of identification and proof of address;
- their last three months, salary fed, bank statements;
- their last three months payslips and most recent P60;
- their last three years accounts if they are self-employed; and
- proof of deposit.

We aim to issue a mortgage offer within 14 working days of receipt of a fully packaged mortgage application.