

# ESBS MORTGAGE PRODUCT UPDATE

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Please note: The product available will only be confirmed for the applicants once receipt of the full application and the supporting documentation has been received and approved. Please inform your client of this.

Product code	Product	Discounted for	Rate payable	APRC	SVR/ BBR	Max LTV	Arrangement fee	ERC Period	ERC calculation	Special features
224	<b>Newly Qualified Associate Dentists – Stepped 5 Year Discount from SVR Mortgage as follows: 2.00% Yrs 1 and 2 1.50% Yrs 3, 4 and 5</b>	5 Years	<b>3.24% Yrs 1 and 2 3.74% Yrs 3, 4 and 5</b> (Collar 2.5%)	<b>4.7%</b>	5.24%	90%	£125 - Upfront Booking Fee for All	5 Years	2% of the redemption balance within the first 5 years	Standard Valuation Fee Available to newly qualified dentists holding an Associate position for a min of 3 months Minimum loan £75,000, maximum loan £300,000
225	<b>Standard Variable Rate Mortgage</b>	N/A	<b>5.24%</b> (Collar 2.5%)	<b>5.4%</b>	5.24%	90%	£125 - Upfront Booking Fee for All £399 Arrangement Fee for MTGS up to £250,000*	2 Years	2% of the redemption balance within the first 2 years	Standard Valuation Fee
235	<b>Self-build Mortgage - SVR less 0.25% for 5 years</b>	5 Years	<b>4.99%</b> (Collar 2.5%)	<b>5.4%</b>	5.24%	50% on land and up to 75% at stage release	£125 - Upfront Booking Fee for All £999 Arrangement Fee for MTGS up to £250,000*	2 Years	2% of the redemption balance within the first 2 years	Valuation fee based on final value, stage releases available subject to re-valuation at £100. Copies of Planning Permission, detailed plans and full details of NHBC or Architect's certificate required. Can transfer to an available retention product once moved in and the property is completed and signed-off. Maximum loan £450,000. Min income £35k (sole or joint)
236	<b>Discount Mortgage - SVR less 1.00% for 5 years</b>	5 Years	<b>4.24%</b> (Collar 2.5%)	<b>5.0%</b>	5.24%	90%	£125 - Upfront Booking Fee for All £599 Arrangement Fee for MTGS up to £250,000*	3 Years	2% of the redemption balance within the first 2 years, 1.5% of the redemption balance within year 3	Standard Valuation Fee
237	<b>Discount Mortgage - SVR less 1.45% for 5 years</b>	5 Years	<b>3.79%</b> (Collar 2.5%)	<b>4.8%</b>	5.24%	90%	£125 - Upfront Booking Fee for All £599 Arrangement Fee for MTGS up to £250,000*	5 Years	2% of the redemption balance within the first 2 years, 1.5% of the redemption balance within years 3 and 4, 1% of the redemption balance within year 5	Standard Valuation Fee
238	<b>Discount Mortgage - SVR less 1.65% for 5 years</b>	5 Years	<b>3.59%</b> (Collar 2.5%)	<b>4.8%</b>	5.24%	75%	£125 - Upfront Booking Fee for All £699 Arrangement Fee for MTGS up to £250,000*	2 Years	2% of the redemption balance within the first 2 years	Standard Valuation Fee
239	<b>Discount Mortgage - SVR less 1.95% for 5 years</b>	5 Years	<b>3.29%</b> (Collar 2.5%)	<b>4.6%</b>	5.24%	75%	£125 - Upfront Booking Fee for All £699 Arrangement Fee for MTGS up to £250,000*	5 Years	2% of the redemption balance within the first 2 years, 1.5% of the redemption balance within years 3 and 4, 1% of the redemption balance within year 5	Standard Valuation Fee
240 (Remortgage) 241 (Purchase)	<b>Discount Mortgage - SVR less 2.25% for 5 years</b>	5 Years	<b>2.99%</b> (Collar 2.5%)	<b>4.5%</b>	5.24%	75%	£125 - Upfront Booking Fee for All £1,100 Arrangement Fee for MTGS up to £250,000*	5 Years	2% of the redemption balance within the first 2 years, 1.5% of the redemption balance within years 3 and 4, 1% of the redemption balance within year 5	Free Valuation (up to £515) Remortgage only - Solicitors Fees paid (if use ESBS sol) Minimum loan £75,000
247 (Remortgage) 248 (Purchase)	<b>Stepped 5 Year Discount from SVR Mortgage as follows: 1.85% Yrs 1, 2 and 3 2.25% Yrs 4 and 5</b>	5 Years	<b>3.39% Yrs 1, 2 and 3 2.99% Yrs 4 and 5</b> (Collar 2.5%)	<b>4.6%</b>	5.24%	75%	£125 - Upfront Booking Fee for All £1,100 Arrangement Fee for MTGS up to £250,000*	3 Years	2% of the redemption balance within the first 2 years, 1.5% of the redemption balance within year 3	Free Valuation (up to £515) Remortgage only - Solicitors Fees paid (if use ESBS sol) Minimum loan £75,000
249	<b>No Early Repayment Charge SVR Mortgage</b>	N/A	<b>5.24%</b> (Collar 2.5%)	<b>5.5%</b>	5.24%	75%	£125 - Upfront Booking Fee for All. Arrangement Fee 1%	No ERCs	N/A	Standard Valuation Fee Minimum loan £100,000
250	<b>First Time Buyers – Discount Mortgage – SVR less 2.25%</b>	5 Years	<b>2.99%</b> (Collar 2.5%)	<b>4.5%</b>	5.24%	95%	£125 - Upfront Booking Fee for All	5 Years	2% of the redemption balance is payable within the first 2 years, 1.5% of the redemption balance is payable in years 3 and 4, 1% of the redemption balance is payable in year 5	Restricted to postcode areas LE, CV9-13, DE11-15 First Time Buyers only No Higher Lending Charge Free Standard Valuation Maximum Loan £250,000

\* Arrangement Fee for mortgages over £250,000 - 0.5% of the advance (plus £125 Booking Fee).

Capital repayments (subject to a minimum of £1,000) and overpayments are permitted up to 20% per financial year without penalty.

Ported mortgages - can only port existing amount on existing product, additional lending on other available products. Interest only - 50% max LTV and min income £35k (sole or joint)

Proc fee for new business - 0.40% (min £250). If ported and borrowing £50,000+ £250 will be paid (excludes transfers).

Maximum loan £550,000 unless stated. Pre-agreed Agricultural Tie or Section 106 properties - max £450,000.

Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.

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