

We're putting home ownership in reach of more people

This article is intended as summary information only. No reliance should be placed on this article.

At Leeds Building Society we are led by our purpose, putting home ownership within reach of more people, generation after generation. We've been helping people save and get on the housing ladder since 1875 but in all those years, home ownership was never as unaffordable and inaccessible as it is now.

Research we published in September revealed 426,000 first time buyers face being priced out of the housing market over the next five years unless the government acts*. The challenges faced are incomparable to previous generations, a triple combination of historically high house prices, high deposit values and high mortgage repayments.

For some, credit scores are a further barrier which prevents a home ownership dream become a reality. Many people in the UK have a poor credit score, which can make it more difficult to obtain a mortgage.

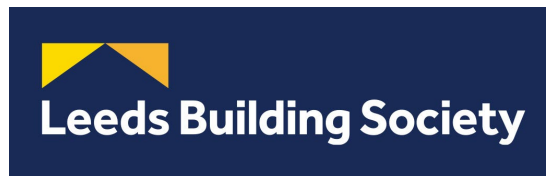
We're doing all we can to help.

In 2022 we became the first national mortgage lender to stop providing mortgages for residential second homes. We did so to be part of the solution to the housing crisis, by prioritising helping people to buy their first home.

We are a leader in Shared Ownership mortgages, we created a Home Deposit Saver account and we enhanced savings rates for Shared Ownership borrowers.

Earlier this year, we became the first building society in the UK to partner with Experian Boost, to help borrowers improve their credit score by including regular payments, such as Council Tax.

Another step in delivering the Society's purpose is a new range of mortgage products designed for those who may otherwise face the possibility of being turned down for a mortgage.



Reach Mortgages offer eligible customers with smaller deposits a new range of fixed rate mortgage options if their credit score doesn't qualify for one of the Society's standard mortgage products, opening routes into home ownership for those who may otherwise be unable to do so – including first time buyers.

If eligible, they are available to customers applying for a mortgage which is greater than 75% loan to value. The range offers a choice of LTV tiers (80%-95% LTV), two-year, three-year and five-year fixed rate periods, plus fee-free and fee-paying product options.

Initially available through mortgage intermediaries only, the application process and product features for a Reach Mortgage are the same as a standard mortgage product.

An intermediary will submit a Decision in Principle as normal and we will confirm if the client is eligible for a product from our standard mortgage range or our Reach Mortgage range. A mortgage offer will be subject to meeting our affordability and standard lending criteria.

Every 16 minutes we help someone buy a home. And 1 in 3 of our mortgages last year went to a first time buyer**.

By introducing the new products in our Reach Mortgages range, alongside other initiatives launched this year, such as our ground-breaking partnership with Experian Boost, we're aiming to increase the number of mortgage applications we accept and help more people get on the housing ladder - as our purpose inspires us to do.

*Page 21 - a-place-to-call-home.pdf (leedsbuildingsociety.co.uk) based on independent economic forecasts undertaken on behalf of Leeds Building Society.

**Based on Leeds Building Society figures for new mortgage members between 1 Jan 2023 to 31 July 2023.