

MORTGAGE PRODUCTS AVAILABLE FOR PURCHASES

Discount Mortgages

Discount Mortgages are based on the Standard Variable Rate (SVR) less a discount for a specified amount of time.

Initial Rate	Followed by the SVR - currently	Maximum Loan to Value	Fees	Early Repayment Charge	Incentive	Overall Cost for Comparison
3.29% for 3 years. This is the current SVR with a 2.15% discount (DS115) Floor rate of 3% applies	5.44%	80%	No Fees	3% in the first 2 years	£250 cashback on completion of the mortgage	5.2%
4.69% . This is the current SVR with a 0.75% discount for the term of the mortgage (DS065)	N/A	75%	£499 Completion Fee	None	None	4.9%

Tracker Mortgages

Tracker Mortgages track the Bank of England Base Rate (BOE) (currently 0.5%)

Initial Rate	Followed by the Standard Variable Rate - currently	Maximum Loan to Value	Fees	Early Repayment Charge	Incentive	Overall Cost for Comparison
3.79% . BOE base rate plus 3.29% for 3 years (39FLX) Floor rate of 3% applies	5.44%	80%	£499 Completion Fee	3% in the first 3 years	None	5.3%

Fixed Rate Mortgages

Fixed Rate Mortgages are set at a Fixed Rate for a specified period of time

Initial Rate	Followed by the Standard Variable Rate - currently	Maximum Loan to Value	Fees	Early Repayment Charge	Incentive	Overall Cost for Comparison
3.49% fixed until 31.08.2012 (36FIX)	5.44%	70%	£199 Booking Fee followed by £800 Completion Fee	5% until 31.08.2012	None	5.4%
4.75% fixed until 31.08.2015 (38FIX)	5.44%	80%	£199 Booking Fee followed by £800 Completion Fee	5% until 31.08.2015	None	5.4%

A completion fee is payable when the mortgage completes and will incur interest if not paid with the first mortgage repayment

A booking fee is payable upon application of a fixed rate mortgage and is non-refundable

Early repayment charges may be applicable and this will mean that if you repay all or part of your mortgage within the specified time you will be charged an early repayment fee applicable to the particular product. Overpayments are allowed up to 10% of the amount of the mortgage.

Additional borrowing limits may apply (Referral essential for debt consolidation)

Loan to Value - This represents the amount you can borrow against the value of your home or the purchase price of the property.

Available for loans of £20,000 to £250,000 (refer for higher)

The Floor Rate refers to a rate below which your pay rate will not fall during the incentivised period.

HLC - Higher Lending Charge is a fee charged by a mortgage lender where the amount borrowed exceeds a given percentage of the value of the property. This fee may be used by the lender to purchase an insurance policy designed to protect it (the mortgagee) against loss in the event of you defaulting and ceasing to repay your mortgage.

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YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE



Always with your interest at heart