

# 5 Year Discount

You should read this document carefully in conjunction with our Mortgages explained booklet to ensure you understand what you are buying and keep it safe for future reference.

<b>Maximum loan to value</b> (see note 4 - overleaf)	<b>75%</b>
<b>Initial interest rate</b>	<b>1.84% variable</b>
<b>Offer</b>	Our Standard Variable Rate (SVR) with a 2.26% discount for the first 5 years, changing to our SVR for the remainder of the mortgage.
<b>Incentives</b> (see note 3)	<ul style="list-style-type: none"> <li>• Free valuation for properties valued up to £1,000,000</li> <li>• Overpayments allowed</li> <li>• 'Free legals' for remortgages.</li> </ul>
<b>Loan size</b>	£50,000 (Min) - £1,000,000 (Max)
<b>Is an Early Repayment Charge (ERC) payable?</b>	<ul style="list-style-type: none"> <li>• The Early Repayment Charge (ERC) period applies from the date of completion.</li> <li>• For this product the ERC period is 3 years from the date of completion.</li> <li>• ERC is 3% in year 1, 2% in year 2 and 1% in year 3 of the original loan amount.</li> <li>• During the ERC period you are permitted to make overpayments up to 20% of the original loan amount per year. If overpayments exceed 20% in a year during the ERC period, you will have to pay the relevant ERC percentage rate on the amount of overpayment exceeding the permitted level.</li> <li>• The full ERC is payable on the original loan amount if you repay your mortgage in full during the ERC period. The ERC will also be levied on previously permitted overpayments.</li> </ul>
<b>Fees</b> (see note 5)	Application Fee: £600 (Purchase) £850 (Remortgage) Mortgage Exit Administration Fee (MEAF): £100
<b>Standard mortgage valuation fee</b> (see note 3)	Newbury Building Society will pay the first £700 of the standard mortgage valuation (this will cover properties valued up to £1,000,000).
<b>Representative example</b>	<p>A mortgage of £180,000 payable over 25 years initially on our standard variable rate, currently 4.10% with a discount of 2.26% for 60 months giving a current rate payable of 1.84% and then on our standard variable rate, currently 4.10% for the remaining 20 years would require 60 monthly payments of £748.99 and 240 monthly payments of £918.71 plus one initial interest payment of £235.92.</p> <p>The total amount payable would be £266,365.72 made up of the loan amount plus interest of £85,665.72 and an application fee of £600 and a MEAF of £100.</p> <p><b>The overall cost for comparison is 3.3% APRC representative.</b></p>

**YOUR MORTGAGE IS SECURED ON YOUR HOME. THINK CAREFULLY BEFORE SECURING OTHER DEBTS AGAINST YOUR HOME. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

Call **01635 555700**  
Visit **[newbury.co.uk/mortgages](http://newbury.co.uk/mortgages)**

# Mortgage product guide notes

## 1. Availability

Properties must be located in England or Wales. All properties in the following London postcodes are restricted to 60% loan to value: E, EC, N, NW, SE, SW, W, WC. Flats in the following London postcodes are restricted to 60% loan to value CR, EN, HA, IG, KT, RM, SM, TW, UB. Product available to those purchasing or remortgaging their residential home subject to product terms. The mortgage term must be between 5 and 35 years. Minimum property value of £125,000.

## 2. Legal costs

Legal work is required when buying your home and when switching your mortgage to us from another lender (remortgage). When buying your home the legal work is carried out by a solicitor and is payable by you. We can use the same solicitors as you, providing there is a minimum of four Approved Managers/Licence Holders and they are registered on The Law Society website ([www.lawsociety.org.uk](http://www.lawsociety.org.uk)).

Licensed conveyancers are also acceptable for residential business only. The conveyancer must be registered with the Council of Licensed Conveyancers and be in a firm with at least four Approved Managers/Licence Holders.

For remortgages, we can carry out the legal work for you using title insurance (see note 3, Incentives).

## 3. Incentives

We will pay the first £700 of the standard mortgage valuation, (this will cover properties valued up to £1,000,000). If your valuation fee is more than £700 (i.e. your property value is more than £1,000,000), you are responsible for paying the difference. If the mortgage does not complete and the valuation has been carried out, you are responsible for paying it.

You can upgrade to a Home Buyers report. If you would prefer a full building survey we can give you the names of some local surveyors who can organise this for you. Please see our Mortgages explained booklet for further information about our valuation and home buyer fees.

Where 'free legal' apply, they are for remortgages only. The legal work will be carried out by Newbury Building Society using title insurance and the cost, which covers HM Land Registry fees, a title insurance premium and other disbursements will be paid by us. Title insurance is only available to applicants who are UK Nationals and resident in the UK at the time of completion. If for any reason the remortgage does not take place, you will need to pay any legal costs incurred (maximum £250). The 'free' legal service does not include the legal work involved for registering unregistered land or transferring property from one person to another (the names and addresses of the borrowers must agree precisely with those held at HM Land Registry). If legal work is required in these areas, a solicitor will be required to act at your cost.

## 4. Maximum loan to value

Loan to Value (LTV) is the proportion of the value or price of the property (whichever is the lower) that you borrow on a mortgage. For example, a £150,000 mortgage on a house valued at £200,000 would mean a LTV of 75%.

All loans on LTV 70% and above must be on a capital and interest repayment basis.

## 5. Fees

Application fees can be added to the mortgage and are refundable if the mortgage does not take place. If you add the application fee to your mortgage, this increases the amount you borrow and will also increase your monthly payments.

A Mortgage Exit Administration Fee (MEAF) applies when you repay your mortgage. Please see our Tariff of charges leaflet and your European Standardised Information Sheet (ESIS) for details.

## 6. Timescales

House purchases must complete within three months of the date of the formal mortgage offer. Remortgages must complete within three months from the date the application is received.

For new build properties the mortgage offer is valid for up to 6 months. The application must be able to complete in the product time scales. Therefore, the new build property must be completed and available for occupation within 6 months of the mortgage offer.

## 7. Portability

All our mortgages are portable, which means that if you move house within an early repayment charge period the product can be transferred to your new mortgage, up to the value of the product outstanding at redemption, without charge. If the loan amount on your new mortgage is lower, there may be a charge based on the difference between the old and the new loan amount. A higher lending charge may be applicable for the new mortgage.

## 8. Other charges

Charges applying to the ongoing administration of your mortgage are detailed in our Tariff of charges leaflet, which you will be given before your mortgage completes.

**WE HAVE NO CURRENT PLANS TO WITHDRAW THIS PRODUCT BUT IT MAY BE WITHDRAWN WITHOUT NOTICE**

Newbury Building Society is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority (Financial Services Register number 206077). English Law applies and we will communicate with you in English. We are participants of the Financial Ombudsman Service. We have a complaints procedure which we will provide on request. Most complaints that we cannot resolve can be referred to the Financial Ombudsman Service.