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.

Maximum loan to value (see note 4 - overleaf)	**85%** The mortgage must be on a capital and interest repayment basis.
Initial interest rate	**2.14% variable**
Offer	Our Standard Variable Rate (SVR) with a 1.96% discount for the first 5 years of the mortgage, changing to our SVR for the remainder of the mortgage.
Incentives (see note 3)	• No higher lending charge • Free valuation for properties valued up to £1,000,000 • Overpayments allowed • 'Free legals' for remortgages
Loan size	£40,000 (Min) for existing borrowers transferring onto this product. **Max loan size (purchase)**: Up to 80% LTV = £500k; Up to 85% LTV = £400k **Max loan size (remortgage)**: Up to 80% LTV = £400k; Up to 85% LTV = £350k
Is an Early Repayment Charge (ERC) payable?	• The Early Repayment Charge (ERC) period applies from the date of completion. • For this product the ERC period is 3 years from the date of completion. • ERC is 3% in year 1, 2% in year 2 and 1% in year 3 of the original loan amount (or the balance outstanding on the date an existing mortgage is transferred to this product). • During the ERC period you are permitted to make overpayments up to 20% of the original loan amount per year (or the balance outstanding on the date an existing mortgage is transferred to this product). 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. • The full ERC is payable on the original loan amount (or the balance outstanding on the date an existing mortgage is transferred to this product) if you repay your mortgage in full during the ERC period. The ERC will also be levied on previously permitted overpayments.
Fees (see note 5)	Application Fee: £600 (Purchase) or £850 (Remortgage) £0 (Existing borrower product transfer) Mortgage Exit Administration Fee (MEAF): £100
Standard mortgage valuation fee (see note 3)	Newbury Building Society will pay for one standard valuation fee.
Higher Lending Charge (see note 3)	None
Representative example	A mortgage of £294,950 payable over 23 years initially on our standard variable rate, currently 4.10% with a discount of 1.96% for 60 months giving a current rate payable of 2.14% and then on our standard variable rate, currently 4.10% for the remaining 18 years would require 60 monthly payments of £1,354.08 and 216 monthly payments of £1,589.67 plus one initial interest payment of £51.88. The total amount payable would be £425,365.40 made up of the loan amount plus interest of £129,715.40 an application fee of £600 and a MEAF of £100. **The overall cost for comparison is 3.3% APRC representative.**

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**

Newbury
Building Society

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. Also available for existing borrowers to transfer their existing mortgage into, subject to payment for any ERCs that apply on their current mortgage and for existing borrowers moving house.

2. Legal costs

Legal work is required when buying your home and is carried out by a solicitor, 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).

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

No higher lending charge applies, we will take out an insurance policy to cover the associated risk of lending more than 75% of the purchase price/valuation of your property but we will not charge you for it.

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.

If an existing borrower who is not moving house would like a revaluation carried out to assess which LTV tier they qualify for they will be required to pay a revaluation fee.

Where 'free legals' 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 legals' 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 an LTV of 75%.

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

For existing borrowers transferring onto this product the LTV will be calculated on the current loan outstanding and the indexed valuation held on our records. If the borrower feels the indexed valuation is inaccurate it can be reviewed by contacting our Customer Services department.

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.

There is a fee of £120 for further advance loans on your existing Newbury Building Society mortgage.

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. Further advances must complete within three months of the date of the further advance offer.

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.

Where existing borrowers transferring their existing mortgage are not in an early payment charge period, the transfer must take place within two weeks 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.

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