

## Existing Mortgage Customer Interest Rates

You can arrange to switch to a new mortgage rate with us at any time in the 90 days before your current rate comes to an end.

As an existing **first direct** mortgage customer, you will benefit from a discount on our Loyalty range of mortgage products. These discounts are shown against the products on the next page.

If you need help or advice before making a decision or you'd like to make changes, such as the term of your mortgage, please give us a call on **03 456 100 103** and we'll be happy to help. Lines are open 8am - 10pm 7 days a week.

If you'd like to switch, you know which rate you want and you don't want to make any other changes to your mortgage, please give us a call on **03 456 100 236** and we'll arrange it for you. Lines are open 8am - 10pm 7 days a week.

If your circumstances have changed since you took out your mortgage and you think this may affect your ability to repay, please give us a call on **03 456 100 192**. Lines are open 8am - 9pm Monday to Thursday, 8am - 8pm Friday, 8am - 6.30pm Saturday and 9am - 6.30pm Sunday.

Just so you know, the availability of our rates will depend on your mortgage balance as a percentage of the value of your home, also known as Loan To Value (LTV) eg a property worth £100,000 with an £80,000 mortgage has an 80% LTV. Please select a rate from the appropriate LTV table(s) overleaf. Some rates are subject to a Booking Fee or Arrangement Fee, and an Early Repayment Charge may apply during any fixed or discounted period – see the important information below for further details.

**From time to time other products with lower rates or fees may be available through our advised mortgage service. Please call us on 03 456 100 103 for more details.**

# Repayment Mortgage Interest Rates

Repayment Mortgage rates correct as at 4 October 2016

Bank of England base rate 0.25%

Repayment Mortgage - Maximum 60% Loan To Value							
Product	Initial interest rate	Reverts to our Standard Variable Rate after initial period, currently	Overall cost for comparison (APRC)	Booking fee	Arrangement fee	Early Repayment Charges applicable	Conditions
2 year Fixed	1.18%	3.69%	3.3%	£1,450	£0	YES	£51 Re-inspection fee may apply.
2 year Fixed Fee Saver	1.64%	3.69%	3.3%	£0	£0	YES	£51 Re-inspection fee may apply.
5 year Fixed	1.84%	3.69%	3.0%	£1,450	£0	YES	£51 Re-inspection fee may apply.
5 year Fixed Fee Saver	2.08%	3.69%	3.0%	£0	£0	YES	£51 Re-inspection fee may apply.
Life Tracker Fee Saver	2.24% (1.99% above the Bank of England base rate currently 0.25%)		2.3%	£0	£0	NO	£51 Re-inspection fee may apply.

# Repayment Mortgage Interest Rates

Repayment Mortgage rates correct as at 4 October 2016

Bank of England base rate 0.25%

Repayment Mortgage - Maximum 75% Loan To Value							
Product	Initial interest rate	Reverts to our Standard Variable Rate after initial period, currently	Overall cost for comparison (APRC)	Booking fee	Arrangement fee	Early Repayment Charges applicable	Conditions
2 year Fixed	1.29%	3.69%	3.4%	£1,450	£0	YES	£51 Re-inspection fee may apply.
2 year Fixed Fee Saver	1.74%	3.69%	3.3%	£0	£0	YES	£51 Re-inspection fee may apply.
5 year Fixed	2.09%	3.69%	3.1%	£1,450	£0	YES	£51 Re-inspection fee may apply.
5 year Fixed Fee Saver	2.18%	3.69%	3.0%	£0	£0	YES	£51 Re-inspection fee may apply.
Life Tracker Fee Saver	2.64% (2.39% above the Bank of England base rate currently 0.25%)		2.7%	£0	£0	NO	£51 Re-inspection fee may apply.

# Repayment Mortgage Interest Rates

Repayment Mortgage rates correct as at 4 October 2016

Bank of England base rate 0.25%

Repayment Mortgage - Maximum 80% Loan To Value							
Product	Initial interest rate	Reverts to our Standard Variable Rate after initial period, currently	Overall cost for comparison (APRC)	Booking fee	Arrangement fee	Early Repayment Charges applicable	Conditions
2 year Fixed	1.48%	3.69%	3.4%	£1,450	£0	YES	£51 Re-inspection fee may apply.
2 year Fixed Fee Saver	1.95%	3.69%	3.4%	£0	£0	YES	£51 Re-inspection fee may apply.
5 year Fixed	2.14%	3.69%	3.1%	£1,450	£0	YES	£51 Re-inspection fee may apply.
5 year Fixed Fee Saver	2.38%	3.69%	3.1%	£0	£0	YES	£51 Re-inspection fee may apply.
Life Tracker Fee Saver	2.74% (2.49% above the Bank of England base rate currently 0.25%)		2.8%	£0	£0	NO	£51 Re-inspection fee may apply.

# Repayment Mortgage Interest Rates

Repayment Mortgage rates correct as at 4 October 2016

Bank of England base rate 0.25%

Repayment Mortgage - Maximum 85% Loan To Value							
Product	Initial interest rate	Reverts to our Standard Variable Rate after initial period, currently	Overall cost for comparison (APRC)	Booking fee	Arrangement fee	Early Repayment Charges applicable	Conditions
2 year Fixed	1.64%	3.69%	3.4%	£1,450	£0	YES	Maximum loan size of £400,000 applies to borrowing in excess of 80% LTV. Existing mortgage customers switching rates or borrowing more only
2 year Fixed Fee Saver	2.29%	3.69%	3.4%	£0	£0	YES	Maximum Loan Size £400,000 applies to borrowing in excess of 80% LTV. £51 Re-inspection fee may apply.
5 year Fixed	2.64%	3.69%	3.3%	£1,450	£0	YES	Maximum loan size of £400,000 applies to borrowing in excess of 80% LTV. Existing mortgage customers switching rates or borrowing more only
5 year Fixed Fee Saver	2.99%	3.69%	3.4%	£0	£0	YES	Maximum Loan Size £400,000 applies to borrowing in excess of 80% LTV. £51 Re-inspection fee may apply.
Life Tracker Fee Saver	3.23% (2.98% above the Bank of England base rate currently 0.25%)		3.3%	£0	£0	NO	Maximum Loan Size £400,000 applies to borrowing in excess of 80% LTV. £51 Re-inspection fee may apply.

# Repayment Mortgage Interest Rates

Repayment Mortgage rates correct as at 4 October 2016

Bank of England base rate 0.25%

Repayment Mortgage - Maximum 90% Loan To Value							
Product	Initial interest rate	Reverts to our Standard Variable Rate after initial period, currently	Overall cost for comparison (APRC)	Booking fee	Arrangement fee	Early Repayment Charges applicable	Conditions
2 year Fixed	2.14%	3.69%	3.5%	£1,450	£0	YES	Maximum loan size of £400,000 applies to borrowing in excess of 80% LTV. Existing mortgage customers switching rates or borrowing more only
2 year Fixed Fee Saver	2.79%	3.69%	3.5%	£0	£0	YES	Maximum Loan Size £400,000 applies to borrowing in excess of 80% LTV. £51 Re-inspection fee may apply.
5 year Fixed	2.94%	3.69%	3.5%	£1,450	£0	YES	Maximum loan size of £400,000 applies to borrowing in excess of 80% LTV. Existing mortgage customers switching rates or borrowing more only
5 year Fixed Fee Saver	3.29%	3.69%	3.5%	£0	£0	YES	Maximum Loan Size £400,000 applies to borrowing in excess of 80% LTV. £51 Re-inspection fee may apply.
Life Tracker Fee Saver	3.23% (2.98% above the Bank of England base rate currently 0.25%)		3.3%	£0	£0	NO	Maximum Loan Size £400,000 applies to borrowing in excess of 80% LTV. £51 Re-inspection fee may apply.

# Offset Mortgage Interest Rates

Offset Mortgage rates correct as at 4 October 2016

Bank of England base rate 0.25%

Offset Mortgage - Maximum 60% Loan To Value							
Product	Initial interest rate	Reverts to our Standard Variable Rate after initial period, currently	Overall cost for comparison (APRC)	Booking fee	Arrangement fee	Early Repayment Charges applicable	Conditions
2 year Fixed	1.44%	3.69%	3.5%	£1,450	£0	YES	£51 Re-inspection fee may apply.
2 year Fixed Fee Saver	1.99%	3.69%	3.5%	£0	£0	YES	£51 Re-inspection fee may apply.
Base Rate Tracker Fee Saver	2.74% (2.49% above the Bank of England base rate currently 0.25%)		2.8%	£0	£0	NO	£51 Re-inspection fee may apply.

# Offset Mortgage Interest Rates

Offset Mortgage rates correct as at 4 October 2016

Bank of England base rate 0.25%

Offset Mortgage - Maximum 75% Loan To Value							
Product	Initial interest rate	Reverts to our Standard Variable Rate after initial period, currently	Overall cost for comparison (APRC)	Booking fee	Arrangement fee	Early Repayment Charges applicable	Conditions
2 year Fixed	1.49%	3.69%	3.5%	£1,450	£0	YES	£51 Re-inspection fee may apply.
2 year Fixed Fee Saver	2.09%	3.69%	3.5%	£0	£0	YES	£51 Re-inspection fee may apply.
Base Rate Tracker Fee Saver	3.14% (2.89% above the Bank of England base rate currently 0.25%)		3.2%	£0	£0	NO	£51 Re-inspection fee may apply.
Standard Variable Rate	3.69%	N/A	3.8%	£0	£950	NO	N/A



## FURTHER INFORMATION

### Offset Mortgage

- You need to make arrangements to repay your mortgage at the end of the mortgage term and you should make regular checks to ensure your chosen repayment strategy is on plan. If you have any concerns about this please give us a call on **03 456 100 192** and we'll be happy to help.
- Linked accounts could include our 1st Account, Everyday Savings Account and Savings Account.
- An Offset Mortgage lets you link your qualifying current and savings accounts to your mortgage so you only pay interest on the difference. Credit interest is not paid on linked accounts.

### Maximum Loan to Value (LTV)

- The mortgage rates available to you depend on your mortgage balance as a percentage of the value of your home eg a property worth £100,000 with an £80,000 mortgage has an 80% LTV.
- You can ask us to revalue your property if you believe its current value is different to the estimate on our records but we may charge for this. Our mortgage rates can change at any time and you may not be able to reserve one until any valuation is confirmed.

The **initial interest rate** is used to calculate the interest you're charged at the start of your mortgage.

The **rate period** is when any fixed, tracker rate applies. At the end of this period the mortgage rate will then change to our Standard Variable Rate.

**Our Standard Variable Rate** is set by us internally and does not necessarily track the Bank of England base rate and may vary over the term of the loan.

**APRC** stands for Annual Percentage Rate of Charge and can be used to compare loan offers.

**Early Repayment Charges** may apply if you repay the whole of your mortgage early during your fixed rate term, including if you move to a different product or lender. The charge is 3% of the original mortgage balance in year 1 and 2% for the remainder of your fixed rate term.

**Unlimited overpayments** can be made on all our mortgages without incurring an Early Repayment Charge. However, an Early Repayment Charge is payable to fully repay your mortgage early.

**Fee Saver** is available on some of our products and means no booking, arrangement or completion fees. It also covers the cost of one Standard Valuation.

**Fixed rate** means your interest rate and mortgage payments are fixed for a period of time no matter what happens to interest rates generally. Fixed rate mortgage funds are limited and rates subject to availability at the time of the application.

**Tracker mortgages** have a variable interest rate that is a set percentage above the Bank of England base rate for an agreed period. The interest rate on a tracker mortgage will therefore rise and fall in line with changes in the Bank of England base rate.

**Booking fees** are non-refundable and charged on some mortgages to secure a particular mortgage rate. Booking fees are paid per £400,000 of borrowing eg if you take a fixed rate mortgage with a booking fee of £499 and borrow £600,000 you pay a booking fee of £998.

**Arrangement fees** are non-refundable and charged on some mortgages when they are drawn down. The amount of the arrangement fee will vary depending on the mortgage chosen. You may choose to add this to the loan but this will increase your mortgage balance, the interest you pay and your monthly payments.

**Think carefully before securing other debts against your home. Your home may be repossessed if you do not keep up repayments on your mortgage.**