

PLATFORM RESIDENTIAL ADDITIONAL BORROWING PRODUCTS

17 November 2023

Please note, these products include additional borrowing with a Port, as well as standalone additional borrowing

Product	Code	End Date	Product fee	Maximum LTV					
				60%	70%	75%	80%	85%	90%
2 year fixed	M4471	31/03/2026	£1,249	5.20%	5.36%	5.36%	5.59%	5.64%	5.94%
				8.4% APRC	8.4% APRC	8.4% APRC	8.5% APRC	8.5% APRC	8.6% APRC
2 year fixed	M4472	31/03/2026	£749	5.28%	5.47%	5.47%	5.69%	5.74%	6.03%
				8.1% APRC	8.2% APRC	8.2% APRC	8.2% APRC	8.3% APRC	8.3% APRC
2 year fixed	M4473	31/03/2026	£0	5.62%	5.75%	5.75%	5.95%	6.01%	6.23%
				7.8% APRC	7.9% APRC	7.9% APRC	7.9% APRC	7.9% APRC	8.0% APRC
3 year fixed	M4474	31/03/2027	£1,249	5.19%	5.31%	5.31%	5.54%	5.59%	5.82%
				8.1% APRC	8.1% APRC	8.1% APRC	8.2% APRC	8.2% APRC	8.3% APRC
3 year fixed	M4475	31/03/2027	£749	5.27%	5.38%	5.38%	5.61%	5.66%	5.88%
				7.9% APRC	7.9% APRC	7.9% APRC	8.0% APRC	8.0% APRC	8.1% APRC
3 year fixed	M4476	31/03/2027	£0	5.58%	5.59%	5.59%	5.82%	5.90%	6.08%
				7.6% APRC	7.6% APRC	7.6% APRC	7.6% APRC	7.7% APRC	7.7% APRC
5 year fixed	M4477	31/03/2029	£1,249	4.87%	4.99%	4.99%	5.13%	5.18%	5.58%
				7.4% APRC	7.5% APRC	7.5% APRC	7.5% APRC	7.6% APRC	7.8% APRC
5 year fixed	M4478	31/03/2029	£749	4.92%	5.04%	5.04%	5.18%	5.23%	5.63%
				7.2% APRC	7.2% APRC	7.2% APRC	7.3% APRC	7.3% APRC	7.5% APRC
5 year fixed	M4479	31/03/2029	£0	5.09%	5.19%	5.19%	5.40%	5.45%	5.79%
				6.9% APRC	7.0% APRC	7.0% APRC	7.1% APRC	7.1% APRC	7.2% APRC

Product	Code	End Date	Product fee	Maximum LTV					
				60%	70%	75%	80%	85%	90%
2 year tracker	M4498	2 years from completion	£999	5.69%	5.94%	5.99%	6.14%	6.19%	6.34%
				BBR*+0.44%	BBR*+0.69%	BBR*+0.74%	BBR*+0.89%	BBR*+0.94%	BBR*+1.09%
	M4499	2 years from completion	£0	5.99%	6.09%	6.14%	6.29%	6.39%	6.59%
				BBR*+0.74%	BBR*+0.84%	BBR*+0.89%	BBR*+1.04%	BBR*+1.14%	BBR*+1.34%
				7.9% APRC	7.9% APRC	8.0% APRC	8.0% APRC	8.0% APRC	8.1% APRC

\*If BBR falls below 0.50% the initial rate will continue to be charged at 0.50% + product initial rate loading

**Representative Example**

A mortgage of £58,628.32 payable over 17 years initially on a fixed rate for 2 years at 5.62% and then on our current variable rate of 8.12% (variable) for the remaining 15 years would require 24 monthly payments of £446.84 followed by 180 monthly payments of £522.34. The total amount payable would be £104,744.66 made up of the loan amount plus interest (£46,116.34).

The overall cost for comparison is 7.7% APRC representative.

**Notes:**

- Please note, the maximum LTV for standalone additional borrowing is 85%, and the maximum LTV for a Port with additional borrowing is 90%
- Minimum loan amount for a Port with additional borrowing is £25,000
- Minimum loan amount for further borrowing is £5,000
- Customers must have held their mortgage for a minimum of 6 months, and maintained it satisfactorily, before additional lending would be considered.

**Early repayment charges (ERC)**

During the early repayment charge period, overpayments can be made up to 10% of the outstanding mortgage balance on last anniversary or account open date without incurring an early repayment charge. Overpayment payments that exceed 10% of the outstanding mortgage balance on anniversary or account open date within any contractual year will incur an early repayment charge.

2 year fixed	2% of the amount redeemed until 31 Mar 2025
	1% of the amount redeemed until 31 Mar 2026
3 year fixed	3% of the amount redeemed until 31 Mar 2025
	2% of the amount redeemed until 31 Mar 2026
	1% of the amount redeemed until 31 Mar 2027
5 year fixed	5% of the amount redeemed until 31 Mar 2025
	4% of the amount redeemed until 31 Mar 2026
	3% of the amount redeemed until 31 Mar 2027
	2% of the amount redeemed until 31 Mar 2028
	1% of the amount redeemed until 31 Mar 2029
5 year fixed	5% of the amount redeemed until 31 Mar 2025
	4% of the amount redeemed until 31 Mar 2026
	3% of the amount redeemed until 31 Mar 2027
	2% of the amount redeemed until 31 Mar 2028
	1% of the amount redeemed until 31 Mar 2034
2 year tracker	0.20% in year 1 , 0.20% in year 2

For detailed lending criteria please see criteria page