

PLATFORM RESIDENTIAL ADDITIONAL BORROWING PRODUCTS

5 JULY 2021

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	M2605	30/09/2023	£1,249	0.95%	1.07%	1.07%	1.65%	2.09%	2.62%
				4.3% APRC	4.3% APRC	4.3% APRC	4.4% APRC	4.5% APRC	4.6% APRC
2 year fixed	M2606	30/09/2023	£749	1.05%	1.31%	1.31%	1.77%	2.18%	2.64%
				4.1% APRC	4.1% APRC	4.1% APRC	4.2% APRC	4.3% APRC	4.4% APRC
2 year fixed	M2607	30/09/2023	£0	1.31%	1.56%	1.56%	2.27%	2.58%	2.94%
				3.8% APRC	3.9% APRC	3.9% APRC	4.0% APRC	4.1% APRC	4.1% APRC
3 year fixed	M2608	30/09/2024	£1,249	1.16%	1.37%	1.37%	2.07%	2.46%	3.13%
				4.0% APRC	4.1% APRC	4.1% APRC	4.3% APRC	4.4% APRC	4.6% APRC
3 year fixed	M2609	30/09/2024	£749	1.24%	1.50%	1.50%	2.11%	2.51%	3.17%
				3.9% APRC	3.9% APRC	3.9% APRC	4.1% APRC	4.2% APRC	4.4% APRC
3 year fixed	M2610	30/09/2024	£0	1.50%	1.77%	1.77%	2.42%	2.86%	3.54%
				3.6% APRC	3.7% APRC	3.7% APRC	3.9% APRC	4.0% APRC	4.2% APRC
5 year fixed	M2611	30/09/2026	£1,249	1.16%	1.37%	1.37%	2.07%	2.46%	3.13%
				3.5% APRC	3.6% APRC	3.6% APRC	3.9% APRC	4.1% APRC	4.4% APRC
5 year fixed	M2612	30/09/2026	£749	1.24%	1.50%	1.50%	2.11%	2.51%	3.17%
				3.4% APRC	3.5% APRC	3.5% APRC	3.7% APRC	3.9% APRC	4.2% APRC
5 year fixed	M2613	30/09/2026	£0	1.50%	1.77%	1.77%	2.42%	2.86%	3.54%
				3.2% APRC	3.3% APRC	3.3% APRC	3.6% APRC	3.8% APRC	4.1% APRC
Product	Code	End Date	Product fee	Maximum LTV					
				60%	70%	75%	80%	85%	90%
2 year tracker	M2632	2 years from completion	£999	1.19%	1.19%	1.19%	1.44%	-	-
				BBR*+0.69%	BBR*+0.69%	BBR*+0.69%	BBR*+0.94%		
				4.2% APRC	4.2% APRC	4.2% APRC	4.3% APRC		
2 year tracker	M2633	2 years from completion	£0	1.64%	1.64%	1.64%	1.84%	1.99%	1.99%
				BBR*+1.14%	BBR*+1.14%	BBR*+1.14%	BBR*+1.34%	BBR*+1.49%	BBR*+1.49%
				3.9% APRC	3.9% APRC	3.9% APRC	3.9% APRC	4.0% APRC	4.0% APRC

Representative Example

A mortgage of £58,628.32 payable over 17 years initially on a fixed rate for 2 years at 1.31% and then on our current variable rate of 4.34% (variable) for the remaining 15 years would require 24 monthly payments of £320.74 followed by 180 monthly payments of £396.50. The total amount payable would be £79,067.60 made up of the loan amount plus interest (£20,439.28). **The overall cost for comparison is 3.7% APRC representative.**

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

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 30 Sep 2022
	1% of the amount redeemed until 30 Sep 2023
3 year fixed	3% of the amount redeemed until 30 Sep 2022
	2% of the amount redeemed until 30 Sep 2023 1% of the amount redeemed until 30 Sep 2024
5 year fixed	5% of the amount redeemed until 30 Sep 2022
	4% of the amount redeemed until 30 Sep 2023
	3% of the amount redeemed until 30 Sep 2024
	2% of the amount redeemed until 30 Sep 2025 1% of the amount redeemed until 30 Sep 2026
2 year tracker	2% in year 1 , 1% in year 2

For detailed lending criteria please see criteria page