

The Cumberland

Our Guide to Residential Mortgage Rates

Rates effective from 27 November 2025

House Purchase & First Time Buyers

Thinking about moving or buying your first home? We are here to help you with our range of mortgage products.

We consider you a First Time Buyer if you're buying a property you plan to live in as your main residence and you've never owned a property before.

We offer residential House Purchase and First Time Buyer products up to 95% loan to value (LTV) (80% in London & SE England).

If any part of your mortgage is Interest Only repayment type, the maximum LTV we offer is 80%.

House Purchase: 2 Year Discounted Variable Mortgage (until 01 February 2028)

The interest rate you pay will track the Society's Standard Variable Rate (SVR), currently 7.24%, less the agreed discount throughout the length of the deal. When this period ends you will then move on to the Society's Standard Variable Rate (SVR) until the end of the mortgage.

Early Repayment Charges (ERCs) are applicable on this product. This will be 0.5% before 2 February 2027 & 0% before 2 February 2028 of the amount repaid.

Full details will be provided in your Mortgage Illustration and Offer documentation.

If you are borrowing £750K or less, this product includes a Free Valuation. Borrowing requirements greater than £750K are not eligible for this incentive.

Mortgage Product Range (≤ £1m):

| LTV | Initial Rate | Discount Off SVR | Current SVR | Product Fee | APRC | Loan Size | Incentives (up to £750K borrowing amount) |
|----------------|--------------|------------------|-------------|-------------|------|------------|---|
| Up to 60% LTV | 4.18% | -3.06% | 7.24% | £999 | 6.4% | £20k-£1m | Free Valuation |
| 60.01%-75% LTV | 4.18% | -3.06% | 7.24% | £999 | 6.4% | £20k-£1m | Free Valuation |
| 75.01%-80% LTV | 4.18% | -3.06% | 7.24% | £999 | 6.4% | £20k-£1m | Free Valuation |
| 80.01%-85% LTV | 4.48% | -2.76% | 7.24% | £999 | 6.5% | £20k-£1m | Free Valuation |
| 85.01%-90% LTV | 4.58% | -2.66% | 7.24% | £999 | 6.6% | £20k-£600k | Free Valuation |

Mortgage Product Range (> £1m):

| LTV | Initial Rate | Discount Off SVR | Current SVR | Product Fee | APRC | Loan Size | Incentives (up to £750K borrowing amount) |
|----------------|--------------|------------------|-------------|-------------|------|-----------|---|
| Up to 60% LTV | 4.33% | -2.91% | 7.24% | £999 | 6.8% | £1m-£2m | N/A |
| 60.01%-75% LTV | 4.33% | -2.91% | 7.24% | £999 | 6.8% | £1m-£2m | N/A |
| 75.01%-80% LTV | 4.33% | -2.91% | 7.24% | £999 | 6.8% | £1m-£2m | N/A |

Representative Example:

A mortgage of £105,000 payable over 10 years initially on this variable rate product for 2 years at 4.18% and then on our Standard Variable Rate (SVR), currently 7.24%, for the remaining term of the mortgage, would require 26 monthly payments of £1,072.08 and 94 monthly payments of £1,198.51.

The total amount payable would be £141,663.02 made up of the loan amount plus interest (£35,534.02), arrangement fee (£999), valuation fee (£0) and other lending fees (£130).

The overall cost for comparison is 6.4% APRC representative.

House Purchase: 2 Year Fixed Rate Mortgages (until 01 February 2028)

The interest rate you pay will stay the same throughout the length of the deal, no matter what happens to interest rates in the market. When this period ends you will then move on to the Society's Standard Variable Rate (SVR) until the end of the mortgage.

Early Repayment Charges (ERCs) are applicable on this product. This will be 2% before 2 February 2027 & 1% before 2 February 2028 of the amount repaid.

Full details will be provided in your Mortgage Illustration and Offer documentation.

If you are borrowing £750K or less, this product includes a Free Valuation. Borrowing requirements greater than £750K are not eligible for this incentive.

Mortgage Product Range (≤ £1m):

| LTV | Initial Rate | Discount Off SVR | Current SVR | Product Fee | APRC | Loan Size | Incentives (up to £750K borrowing amount) |
|----------------|--------------|------------------|-------------|-------------|------|------------|---|
| Up to 60% LTV | 3.73% | N/A | 7.24% | £999 | 6.9% | £20k-£1m | Free Valuation |
| Up to 60% LTV | 4.03% | N/A | 7.24% | £0 | 6.5% | £20k-£1m | Free Valuation |
| 60.01%-75% LTV | 3.88% | N/A | 7.24% | £999 | 7.0% | £20k-£1m | Free Valuation |
| 60.01%-75% LTV | 4.18% | N/A | 7.24% | £0 | 6.5% | £20k-£1m | Free Valuation |
| 75.01%-80% LTV | 3.98% | N/A | 7.24% | £999 | 7.0% | £20k-£1m | Free Valuation |
| 75.01%-80% LTV | 4.28% | N/A | 7.24% | £0 | 6.6% | £20k-£1m | Free Valuation |
| 80.01%-85% LTV | 4.03% | N/A | 7.24% | £999 | 7.0% | £20k-£1m | Free Valuation |
| 80.01%-85% LTV | 4.33% | N/A | 7.24% | £0 | 6.6% | £20k-£1m | Free Valuation |
| 85.01%-90% LTV | 4.68% | N/A | 7.24% | £999 | 7.2% | £20k-£600k | Free Valuation |
| 85.01%-90% LTV | 4.98% | N/A | 7.24% | £0 | 6.8% | £20k-£600k | Free Valuation |
| 90.01%-95% LTV | 5.33% | N/A | 7.24% | £0 | 6.9% | £20k-£600k | Free Valuation |

*First Time Buyers Only - £1000 Cashback:

| | | | | | | | |
|---------------|-------|-----|-------|----|------|------------|------------------------|
| Up to 95% LTV | 5.63% | N/A | 7.24% | £0 | 7.0% | £50k-£600k | Free Valuation & £1000 |
|---------------|-------|-----|-------|----|------|------------|------------------------|

Mortgage Product Range (> £1m):

| LTV | Initial Rate | Discount Off SVR | Current SVR | Product Fee | APRC | Loan Size | Incentives (up to £750K borrowing amount) |
|----------------|--------------|------------------|-------------|-------------|------|-----------|---|
| Up to 60% LTV | 3.88% | N/A | 7.24% | £999 | 7.1% | £1m-£2m | N/A |
| 60.01%-75% LTV | 4.03% | N/A | 7.24% | £999 | 7.1% | £1m-£2m | N/A |
| 75.01%-80% LTV | 4.13% | N/A | 7.24% | £999 | 7.2% | £1m-£2m | N/A |

Representative Example:

A mortgage of £30,000 payable over 15 years initially on this fixed rate product for 2 years at 3.88% and then on our Standard Variable Rate (SVR), currently 7.24%, for the remaining term of the mortgage, would require 26 monthly payments of £220.11 and 154 monthly payments of £266.31.

The total amount payable would be £47,863.60 made up of the loan amount plus interest (£16,734.60), arrangement fee (£999), valuation fee (£0) and other lending fees (£130).

The overall cost for comparison is 7.0% APRC representative.

House Purchase: 5 Year Fixed Rate Mortgages (until 01 February 2031)

The interest rate you pay will stay the same throughout the length of the deal, no matter what happens to interest rates in the market. When this period ends you will then move on to the Society's Standard Variable Rate (SVR) until the end of the mortgage.

Early Repayment Charges (ERCs) are applicable on this product. This will be 5% before 2 February 2027, 4% before 2 February 2028, 3% before 2 February 2029, 2% before 2 February 2030 and 1% before 2 February 2031 of the amount repaid.

Full details will be provided in your Mortgage Illustration and Offer documentation.

If you are borrowing £750K or less, this product includes a Free Valuation. Borrowing requirements greater than £750K are not eligible for this incentive.

Mortgage Product Range (≤ £1m):

| LTV | Initial Rate | Discount Off SVR | Current SVR | Product Fee | APRC | Loan Size | Incentives (up to £750K borrowing amount) |
|----------------|--------------|------------------|-------------|-------------|------|------------|---|
| Up to 60% LTV | 3.93% | N/A | 7.24% | £999 | 6.1% | £20k-£1m | Free Valuation |
| Up to 60% LTV | 4.13% | N/A | 7.24% | £0 | 6.2% | £20k-£1m | Free Valuation |
| 60.01%-75% LTV | 4.03% | N/A | 7.24% | £999 | 6.2% | £20k-£1m | Free Valuation |
| 60.01%-75% LTV | 4.23% | N/A | 7.24% | £0 | 6.2% | £20k-£1m | Free Valuation |
| 75.01%-80% LTV | 4.08% | N/A | 7.24% | £999 | 6.2% | £20k-£1m | Free Valuation |
| 75.01%-80% LTV | 4.28% | N/A | 7.24% | £0 | 6.2% | £20k-£1m | Free Valuation |
| 80.01%-85% LTV | 4.13% | N/A | 7.24% | £999 | 6.2% | £20k-£1m | Free Valuation |
| 80.01%-85% LTV | 4.33% | N/A | 7.24% | £0 | 6.3% | £20k-£1m | Free Valuation |
| 85.01%-90% LTV | 4.58% | N/A | 7.24% | £999 | 6.4% | £20k-£600k | Free Valuation |
| 85.01%-90% LTV | 4.78% | N/A | 7.24% | £0 | 6.4% | £20k-£600k | Free Valuation |
| 90.01%-95% LTV | 5.03% | N/A | 7.24% | £0 | 6.5% | £20k-£600k | Free Valuation |

*First Time Buyers Only - £1000 Cashback:

| | | | | | | | |
|---------------|-------|-----|-------|----|------|------------|------------------------|
| Up to 95% LTV | 5.23% | N/A | 7.24% | £0 | 6.6% | £50k-£600k | Free Valuation & £1000 |
|---------------|-------|-----|-------|----|------|------------|------------------------|

Mortgage Product Range (> £1m):

| LTV | Initial Rate | Discount Off SVR | Current SVR | Product Fee | APRC | Loan Size | Incentives (up to £750K borrowing amount) |
|----------------|--------------|------------------|-------------|-------------|------|-----------|---|
| Up to 60% LTV | 4.08% | N/A | 7.24% | £999 | 6.4% | £1m-£2m | N/A |
| 60.01%-75% LTV | 4.18% | N/A | 7.24% | £999 | 6.5% | £1m-£2m | N/A |
| 75.01%-80% LTV | 4.23% | N/A | 7.24% | £999 | 6.5% | £1m-£2m | N/A |

Representative Example:

A mortgage of £184,875 payable over 30 years initially on this fixed rate product for 5 years at 4.13% and then on our Standard Variable Rate (SVR), currently 7.24%, for the remaining term of the mortgage, would require 62 monthly payments of £896.53 and 298 monthly payments of £1,208.04.

The total amount payable would be £416,709.78 made up of the loan amount plus interest (£230,705.78), arrangement fee (£999), valuation fee (£0) and other lending fees (£130).

The overall cost for comparison is 6.2% APRC representative.

Remortgage

Remortgaging is when you move your mortgage on your existing property from one provider to another. You may be thinking about remortgaging if your current mortgage deal is coming to an end, you want a deal that could save you money on your current mortgage or you are considering borrowing more, for things like home improvements or to consolidate existing loans.

We offer residential remortgages up to 90% loan to value (LTV) (80% in London & SE England).

If any part of your mortgage is Interest Only repayment type, the maximum LTV we offer is 80%.

Remortgage: 2 Year Discounted Variable Mortgages (until 01 February 2028)

The interest rate you pay will track the Society's Standard Variable Rate (SVR), currently 7.24%, less the agreed discount throughout the length of the deal. When this period ends you will then move on to the Society's Standard Variable Rate (SVR) until the end of the mortgage.

Early Repayment Charges (ERCs) are applicable on this product. This will be 0.5% before 2 February 2027 & 0% before 2 February 2028 of the amount repaid.

Full details will be provided in your Mortgage Illustration and Offer documentation.

If you are borrowing £750K or less, this product includes a Free Valuation & Free Legals. Borrowing requirements greater than £750K are not eligible for this incentive.

Mortgage Product Range (≤ £1m):

| LTV | Initial Rate | Discount Off SVR | Current SVR | Product Fee | APRC | Loan Size | Incentives (up to £750K borrowing amount) |
|----------------|--------------|------------------|-------------|-------------|------|------------|---|
| Up to 60% LTV | 4.18% | -3.06% | 7.24% | £999 | 6.7% | £20k-£1m | Free Valuation & Legal Fees |
| 60.01%-75% LTV | 4.18% | -3.06% | 7.24% | £999 | 6.7% | £20k-£1m | Free Valuation & Legal Fees |
| 75.01%-80% LTV | 4.18% | -3.06% | 7.24% | £999 | 6.7% | £20k-£1m | Free Valuation & Legal Fees |
| 80.01%-85% LTV | 4.48% | -2.76% | 7.24% | £999 | 6.8% | £20k-£1m | Free Valuation & Legal Fees |
| 85.01%-90% LTV | 4.58% | -2.66% | 7.24% | £999 | 6.8% | £20k-£600k | Free Valuation & Legal Fees |

Mortgage Product Range (> £1m):

| LTV | Initial Rate | Discount Off SVR | Current SVR | Product Fee | APRC | Loan Size | Incentives (up to £750K borrowing amount) |
|----------------|--------------|------------------|-------------|-------------|------|-----------|---|
| Up to 60% LTV | 4.33% | -2.91% | 7.24% | £999 | 6.9% | £1m-£2m | N/A |
| 60.01%-75% LTV | 4.33% | -2.91% | 7.24% | £999 | 6.9% | £1m-£2m | N/A |
| 75.01%-80% LTV | 4.33% | -2.91% | 7.24% | £999 | 6.9% | £1m-£2m | N/A |

Representative Example:

A mortgage of £132,000 payable over 16 years initially on this variable rate product for 2 years at 4.18% and then on our Standard Variable Rate (SVR), currently 7.24%, for the remaining term of the mortgage, would require 26 monthly payments of £943.99 and 166 monthly payments of £1,135.07.

The total amount payable would be £214,094.36 made up of the loan amount plus interest (£80,965.36), arrangement fee (£999), valuation fee (£0) and other lending fees (£130).

The overall cost for comparison is 6.7% APRC representative.

Remortgage: 2 Year Fixed Rate Mortgages (until 01 February 2028)

The interest rate you pay will stay the same throughout the length of the deal, no matter what happens to interest rates in the market. When this period ends you will then move on to the Society's Standard Variable Rate (SVR) until the end of the mortgage.

Early Repayment Charges (ERCs) are applicable on this product. This will be 2% before 2 February 2027 & 1% before 2 February 2028 of the amount repaid.

Full details will be provided in your Mortgage Illustration and Offer documentation.

If you are borrowing £750K or less, this product includes a Free Valuation & Free Legals. Borrowing requirements greater than £750K are not eligible for this incentive.

Mortgage Product Range (≤ £1m)::

| LTV | Initial Rate | Discount Off SVR | Current SVR | Product Fee | APRC | Loan Size | Incentives (up to £750K borrowing amount) |
|----------------|--------------|------------------|-------------|-------------|------|------------|---|
| Up to 60% LTV | 3.73% | N/A | 7.24% | £999 | 6.3% | £20k-£1m | Free Valuation & Legal Fees |
| Up to 60% LTV | 4.03% | N/A | 7.24% | £0 | 6.3% | £20k-£1m | Free Valuation & Legal Fees |
| 60.01%-75% LTV | 3.88% | N/A | 7.24% | £999 | 6.3% | £20k-£1m | Free Valuation & Legal Fees |
| 60.01%-75% LTV | 4.18% | N/A | 7.24% | £0 | 6.4% | £20k-£1m | Free Valuation & Legal Fees |
| 75.01%-80% LTV | 4.08% | N/A | 7.24% | £999 | 6.4% | £20k-£1m | Free Valuation & Legal Fees |
| 75.01%-80% LTV | 4.38% | N/A | 7.24% | £0 | 6.5% | £20k-£1m | Free Valuation & Legal Fees |
| 80.01%-85% LTV | 4.18% | N/A | 7.24% | £999 | 6.4% | £20k-£1m | Free Valuation & Legal Fees |
| 80.01%-85% LTV | 4.48% | N/A | 7.24% | £0 | 6.5% | £20k-£1m | Free Valuation & Legal Fees |
| 85.01%-90% LTV | 4.68% | N/A | 7.24% | £999 | 6.6% | £20k-£600k | Free Valuation & Legal Fees |
| 85.01%-90% LTV | 4.98% | N/A | 7.24% | £0 | 6.7% | £20k-£600k | Free Valuation & Legal Fees |

Mortgage Product Range (> £1m):

| LTV | Initial Rate | Discount Off SVR | Current SVR | Product Fee | APRC | Loan Size | Incentives (up to £750K borrowing amount) |
|----------------|--------------|------------------|-------------|-------------|------|-----------|---|
| Up to 60% LTV | 3.88% | N/A | 7.24% | £999 | 6.7% | £1m-£2m | N/A |
| 60.01%-75% LTV | 4.03% | N/A | 7.24% | £999 | 6.7% | £1m-£2m | N/A |
| 75.01%-80% LTV | 4.23% | N/A | 7.24% | £999 | 6.8% | £1m-£2m | N/A |

Representative Example:

A mortgage of £297,000 payable over 13 years initially on this fixed rate product for 2 years at 3.73% and then on our Standard Variable Rate (SVR), currently 7.24%, for the remaining term of the mortgage, would require 26 monthly payments of £2,405.49 and 130 monthly payments of £2,856.77.

The total amount payable would be £435,051.84 made up of the loan amount plus interest (£136,922.84), arrangement fee (£999), valuation fee (£0) and other lending fees (£130).

The overall cost for comparison is 6.3% APRC representative.

Remortgage: 5 Year Fixed Rate Mortgages (until 01 February 2031)

The interest rate you pay will stay the same throughout the length of the deal, no matter what happens to interest rates in the market. When this period ends you will then move on to the Society's Standard Variable Rate (SVR) until the end of the mortgage.

Early Repayment Charges (ERCs) are applicable on this product. This will be 5% before 2 February 2027, 4% before 2 February 2028, 3% before 2 February 2029, 2% before 2 February 2030 and 1% before 2 February 2031 of the amount repaid.

Full details will be provided in your Mortgage Illustration and Offer documentation.

If you are borrowing £750K or less, this product includes a Free Valuation & Free Legals. Borrowing requirements greater than £750K are not eligible for this incentive.

Mortgage Product Range (≤ £1m):

| LTV | Initial Rate | Discount Off SVR | Current SVR | Product Fee | APRC | Loan Size | Incentives (up to £750K borrowing amount) |
|----------------|--------------|------------------|-------------|-------------|------|------------|---|
| Up to 60% LTV | 3.93% | N/A | 7.24% | £999 | 6.0% | £20k-£1m | Free Valuation & Legal Fees |
| Up to 60% LTV | 4.13% | N/A | 7.24% | £0 | 6.0% | £20k-£1m | Free Valuation & Legal Fees |
| 60.01%-75% LTV | 4.03% | N/A | 7.24% | £999 | 6.0% | £20k-£1m | Free Valuation & Legal Fees |
| 60.01%-75% LTV | 4.23% | N/A | 7.24% | £0 | 6.1% | £20k-£1m | Free Valuation & Legal Fees |
| 75.01%-80% LTV | 4.13% | N/A | 7.24% | £999 | 6.0% | £20k-£1m | Free Valuation & Legal Fees |
| 75.01%-80% LTV | 4.33% | N/A | 7.24% | £0 | 6.1% | £20k-£1m | Free Valuation & Legal Fees |
| 80.01%-85% LTV | 4.13% | N/A | 7.24% | £999 | 6.0% | £20k-£1m | Free Valuation & Legal Fees |
| 80.01%-85% LTV | 4.33% | N/A | 7.24% | £0 | 6.1% | £20k-£1m | Free Valuation & Legal Fees |
| 85.01%-90% LTV | 4.58% | N/A | 7.24% | £999 | 6.2% | £20k-£600k | Free Valuation & Legal Fees |
| 85.01%-90% LTV | 4.78% | N/A | 7.24% | £0 | 6.3% | £20k-£600k | Free Valuation & Legal Fees |

Mortgage Product Range (> £1m):

| LTV | Initial Rate | Discount Off SVR | Current SVR | Product Fee | APRC | Loan Size | Incentives (up to £750K borrowing amount) |
|----------------|--------------|------------------|-------------|-------------|------|-----------|---|
| Up to 60% LTV | 4.08% | N/A | 7.24% | £999 | 6.3% | £1m-£2m | N/A |
| 60.01%-75% LTV | 4.18% | N/A | 7.24% | £999 | 6.4% | £1m-£2m | N/A |
| 75.01%-80% LTV | 4.28% | N/A | 7.24% | £999 | 6.4% | £1m-£2m | N/A |

Representative Example:

A mortgage of £562,500 payable over 25 years initially on this fixed rate product for 5 years at 4.03% and then on our Standard Variable Rate (SVR), currently 7.24%, for the remaining term of the mortgage, would require 62 monthly payments of £2,978.41 and 238 monthly payments of £3,864.07.

The total amount payable would be £1,105,439.08 made up of the loan amount plus interest (£541,810.08), arrangement fee (£999), valuation fee (£0) and other lending fees (£130).

The overall cost for comparison is 6.0% APRC representative.

Important Information

In Area This includes; Cumbria (CA and LA postcodes), South West Scotland (all DG and TD9 postcodes), North Lancashire (all PR, FY, LA, BB1-BB3 and BB5-BB7) & West Northumberland (NE45-49). Postcodes beyond these are considered 'Out of Area'.

Loan To Value (LTV) Loan to Value is the size of your loan as a percentage of the value or purchase price of the property, whichever is lower.

Annual Percentage Rate of Charge (APRC) APRC figures provide an indicative guide to help you compare the costs (including other charges) of different mortgage products. We have worked out the APRCs on our products on the assumption that, after the initial discount or fixed period ends, our current Standard Variable Rate (SVR) will apply.

Early Repayment Charges (ERCs) This is a charge you may have to pay if you repay your mortgage early, move to another lender during your initial discount period or overpay more than you are allowed under the terms of your mortgage. Where the ERC period has expired, unlimited overpayments can be made.

Overpayments You can repay lump sums without any early repayment charge, up to 10% per annum each financial year (1 April – 31 March) of the outstanding balance as at 1 April each year – full details will be found in your Mortgage Illustration and Offer documentation.

Product Fee (We call this an arrangement fee) You can add the arrangement fee to your mortgage (if applicable), or pay it at the time of your application, subject to the maximum LTV.

SVR Rate The Society's Standard Variable Rate (SVR) can be changed at the discretion of the Society. Full details can be obtained from the Society's Mortgage Conditions booklet, a copy of which you will receive with your Mortgage Offer documentation.

Other Lending Fees / Funds Transfer Fee We electronically transfer the mortgage funds to you or your solicitor. This fee of £20 is normally deducted from the loan. For Additional Borrowing, there is a fee of £175, normally deducted from the loan.

Repayment (Capital & Interest) Mortgage This type of mortgage involves paying back the interest and part of the capital on a monthly basis until the entire amount borrowed is eventually paid back over the mortgage term. You have the reassurance that your mortgage will be repaid in full at the end of the term, as long as you make all your monthly payments on time.

Interest Only Mortgage With an interest only mortgage you make a monthly payment to us to cover the interest on the loan. Providing you keep up your monthly payments, the loan amount will remain the same and the interest is payable on the total amount of the loan for the whole of the mortgage period. To repay an interest only mortgage you will need to ensure you have a suitable repayment strategy to pay off the mortgage at the end of the agreed term.

Part & Part Mortgage This type of mortgage is split between two repayment methods – interest only, and repayment (capital & interest). So you'll pay off some of the capital through your monthly payments, but not all of it. You'll still owe some capital once your mortgage has come to an end.

Free Valuation This valuation is for mortgage purposes only. You will not be charged for the valuation of your property (up to a maximum loan size of £750K).

Free Legal Fees There is no charge for standard legal conveyancing provided you use Cumberland Building Society conveyancing service (up to a maximum loan size of £750K). Legal costs are payable if your remortgage application is classified as Non Standard e.g. Unencumbered, Deed of Postponement and Transfer of Equity.

Cashback If a cashback is applicable to your product, this amount will be payable to your conveyancer on completion of your mortgage.

Product Switch & Additional Borrowing

Product Switch: Existing mortgage customers can switch to a new deal with rates as good as, or better than, those available to new customers.

When you can switch depends on how long you have left before your current deal ends. If your mortgage deal has expired and you have already moved onto our Standard Variable Rate (SVR), then you can switch now. If you are currently tied in on a discount or fixed rate and have less than 3 months left, you can apply to switch to a new deal now without penalty. However, if your deal has more than 3 months before it expires, whilst you can switch to a new deal, you may need to pay an Early Repayment Charge (ERC).

Additional Borrowing: If you already have a Cumberland mortgage you can apply to borrow up to 90% of the value of your home or (80% London & SE England). In addition to any product fees that may apply, there will also be a £175 administration fee payable which will cover the additional legal work required.

If any part of your mortgage is Interest Only repayment type, the maximum LTV we offer is 80%.

Product Switch & Additional Borrowing: 2 Year Discounted Variable Mortgages (until 01 February 2028)

The interest rate you pay will track the Society's Standard Variable Rate (SVR), currently 7.24%, less the agreed discount throughout the length of the deal. When this period ends you will then move on to the Society's Standard Variable Rate (SVR) until the end of the mortgage.

Early Repayment Charges (ERCs) are applicable on this product. This will be 0.5% before 2 February 2027 & 0% before 2 February 2028 of the amount repaid.

Full details will be provided in your Mortgage Illustration and Offer documentation.

Mortgage Product Range:

| LTV | Initial Rate | Discount Off SVR | Current SVR | Product Fee | APRC | Loan Size | Incentives (up to £750K borrowing amount) |
|----------------|--------------|------------------|-------------|-------------|------|------------|---|
| Up to 60% LTV | 4.18% | -3.06% | 7.24% | £0 | 6.0% | £10k-£6m | N/A |
| 60.01%-75% LTV | 4.18% | -3.06% | 7.24% | £0 | 6.0% | £10k-£6m | N/A |
| 75.01%-80% LTV | 4.18% | -3.06% | 7.24% | £0 | 6.0% | £10k-£6m | N/A |
| 80.01%-85% LTV | 4.48% | -2.76% | 7.24% | £0 | 6.2% | £10k-£1m | N/A |
| 85.01%-90% LTV | 4.58% | -2.66% | 7.24% | £0 | 6.2% | £10k-£600k | N/A |

*Other Lending Fee of £175 for Additional Borrowing.

Representative Example (Product Switch):

A mortgage of £131,929 payable over 9 years initially on this variable rate product for 2 years at 4.18% and then on our Standard Variable Rate (SVR), currently 7.24%, for the remaining term of the mortgage, would require 26 monthly payments of £1,467.82 and 82 monthly payments of £1,619.52.

The total amount payable would be £171,073.96 made up of the loan amount plus interest (£39,034.96), arrangement fee (£0), valuation fee (£0) and other lending fees (£110).

The overall cost for comparison is 6.0% APRC representative.

Product Switch & Additional Borrowing: 2 Year Fixed Rate Mortgages (until 01 February 2028)

The interest rate you pay will stay the same throughout the length of the deal, no matter what happens to interest rates in the market. When this period ends you will then move on to the Society's Standard Variable Rate (SVR) until the end of the mortgage.

Early Repayment Charges (ERCs) are applicable on this product. This will be 2% before 2 February 2027 & 1% before 2 February 2028 of the amount repaid.

Full details will be provided in your Mortgage Illustration and Offer documentation.

Mortgage Product Range:

| LTV | Initial Rate | Discount Off SVR | Current SVR | Product Fee | APRC | Loan Size | Incentives (up to £750K borrowing amount) |
|----------------|--------------|------------------|-------------|-------------|------|------------|---|
| Up to 60% LTV | 3.73% | N/A | 7.24% | £0 | 6.8% | £10k-£6m | N/A |
| 60.01%-75% LTV | 3.88% | N/A | 7.24% | £0 | 6.8% | £10k-£6m | N/A |
| 75.01%-80% LTV | 3.98% | N/A | 7.24% | £0 | 6.8% | £10k-£6m | N/A |
| 80.01%-85% LTV | 4.03% | N/A | 7.24% | £0 | 6.8% | £10k-£1m | N/A |
| 85.01%-90% LTV | 4.63% | N/A | 7.24% | £0 | 7.0% | £10k-£600k | N/A |

*Other Lending Fee of £175 for Additional Borrowing.

*95% Product only available for Product Switch:

| | | | | | | | |
|----------------|-------|-----|-------|----|------|------------|-----|
| 90.01%-95% LTV | 5.18% | N/A | 7.24% | £0 | 7.1% | £10k-£600k | N/A |
|----------------|-------|-----|-------|----|------|------------|-----|

Representative Example (Product Switch):

A mortgage of £149,386 payable over 31 years initially on this fixed rate product for 2 years at 3.73% and then on our Standard Variable Rate (SVR), currently 7.24%, for the remaining term of the mortgage, would require 26 monthly payments of £678.08 and 346 monthly payments of £989.76.

The total amount payable would be £360,197.04 made up of the loan amount plus interest (£210,701.04), arrangement fee (£0), valuation fee (£0) and other lending fees (£110).

The overall cost for comparison is 6.8% APRC representative.

Product Switch & Additional Borrowing: 5 Year Fixed Rate Mortgages (until 01 February 2031)

The interest rate you pay will stay the same throughout the length of the deal, no matter what happens to interest rates in the market. When this period ends you will then move on to the Society's Standard Variable Rate (SVR) until the end of the mortgage.

Early Repayment Charges (ERCs) are applicable on this product. This will be 5% before 2 February 2027, 4% before 2 February 2028, 3% before 2 February 2029, 2% before 2 February 2030 and 1% before 2 February 2031 of the amount repaid.

Full details will be provided in your Mortgage Illustration and Offer documentation.

Mortgage Product Range:

| LTV | Initial Rate | Discount Off SVR | Current SVR | Product Fee | APRC | Loan Size | Incentives (up to £750K borrowing amount) |
|----------------|--------------|------------------|-------------|-------------|------|------------|---|
| Up to 60% LTV | 3.93% | N/A | 7.24% | £0 | 5.6% | £10k-£6m | N/A |
| 60.01%-75% LTV | 4.03% | N/A | 7.24% | £0 | 5.7% | £10k-£6m | N/A |
| 75.01%-80% LTV | 4.08% | N/A | 7.24% | £0 | 5.7% | £10k-£6m | N/A |
| 80.01%-85% LTV | 4.13% | N/A | 7.24% | £0 | 5.7% | £10k-£1m | N/A |
| 85.01%-90% LTV | 4.53% | N/A | 7.24% | £0 | 5.9% | £10k-£600k | N/A |

*Other Lending Fee of £175 for Additional Borrowing.

*95% Product only available for Product Switch:

| | | | | | | | |
|----------------|-------|-----|-------|----|------|------------|-----|
| 90.01%-95% LTV | 4.98% | N/A | 7.24% | £0 | 6.2% | £10k-£600k | N/A |
|----------------|-------|-----|-------|----|------|------------|-----|

Representative Example (Product Switch):

A mortgage of £78,900 payable over 18 years initially on this fixed rate product for 5 years at 4.03% and then on our Standard Variable Rate (SVR), currently 7.24%, for the remaining term of the mortgage, would require 62 monthly payments of £514.23 and 154 monthly payments of £616.67.

The total amount payable would be £126,959.44 made up of the loan amount plus interest (£47,949.44), arrangement fee (£0), valuation fee (£0) and other lending fees (£110).

The overall cost for comparison is 5.7% 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.


The Cumberland

Cumberland House, Cooper Way, Parkhouse, Carlisle, CA3 0JF

Phone: 01228 403141

www.cumberland.co.uk