

## 2 Year Variable

Your interest rate tracks the Society's standard variable mortgage rate (SVR), currently 8.24%, less the agreed discount for the first 2 years, followed by the Society's standard variable mortgage rate (SVR) until the end of the mortgage.

Loan to value	Link to SVR	Variable Interest Rates		The overall cost for comparison is
		for the first 2 years	then until end of mortgage	
<b>Option 1</b>				
Up to 75%	-2.85%	5.39%	8.24%	7.8% APRC
75.1% to 85%	-2.70%	5.54%	8.24%	7.9% APRC
85.1% to 90%	-2.60%	5.64%	8.24%	7.9% APRC
Arrangement fee: £999				
Early Repayment Charge Period: From completion for 1 year*				

**Representative Example:**

A mortgage of £204,000 payable over 17 years initially on this variable rate product for 2 years at 5.39% and then on our Standard Variable Mortgage Rate (SVR), currently 8.24% for the remaining term of the mortgage, would require 24 monthly payments of £1,529.25 and 180 monthly payments of £1,827.85.

The total amount payable would be £366,844.00 made up of the loan amount plus interest (£161,715.00), arrangement fee (£999), valuation fee (£0) and other lending fees (£130).

**The overall cost for comparison is 7.8% APRC representative.**

In addition, for our products shown on this page 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
- will not be charged for the valuation of your property (up to a loan size of £750,000)
- will not be charged for legal work if you use a Society nominated solicitor (standard cases only, up to a loan size of £750,000)
- 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 mortgage offer

### 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 the products on the assumption that after the term of the special offer, our standard variable mortgage rate (SVR) will apply, currently 8.24%. In practice, APRCs will vary as variable mortgage rates change.

### Loan to value (LTV)

Loan to value is the size of your loan as a percentage of the value of the property or the price paid for the property, whichever is lower.

### Maximum loan size

The maximum amount that can be borrowed at each LTV band is as follows:

- Up to 75% LTV = £2,000,000
- Up to 85% LTV = £750,000
- Up to 90% LTV = £450,000

### Early Repayment Charges\*

If you decide to repay your loan in full or in part within the early repayment charge period, or if we take possession of your property and sell it within this period, you will have to repay an early repayment charge which is a proportion of the amount repaid.

For 2 year variable rates this will be 1% of the amount repaid from completion for year 1 only.

The early repayment charge period commences when your loan begins, or when you take this product if your loan has already commenced. Further details of these charges can be found in our leaflet 'Mortgages and Additional Loans – Important Information' and full details will be shown in your Mortgage Illustration and mortgage offer.

For loans in excess of £2,000,000, please contact the Society for further details.

The Society's standard variable mortgage 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 offer of mortgage.

### This leaflet should be read in conjunction with the following leaflets

- **Mortgages**
- **Mortgages and Additional Loans – Important Information**

**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.**



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**2 Year Fixed (until 1 February 2026)**

Loan to value	Fixed rate from start until 1 February 2026	then our standard variable mortgage rate from 2 February 2026 until end of mortgage	The overall cost for comparison is
<b>Option 1</b>			
Up to 60%	4.48%	8.24%	7.4% APRC
60.1% to 75%	4.59%	8.24%	7.5% APRC
75.1% to 85%	5.08%	8.24%	7.6% APRC
85.1% to 90%	5.23%	8.24%	7.7% APRC
Arrangement fee : £999 Early Repayment Charge Period : Until 1 February 2026			
Up to 60%	4.80%	8.24%	7.4% APRC
60.1% to 75%	4.83%	8.24%	7.5% APRC
75.1% to 85%	5.38%	8.24%	7.6% APRC
85.1% to 90%	5.52%	8.24%	7.7% APRC
Arrangement fee : £0 Early Repayment Charge Period : Until 1 February 2026			

**Representative Example:**

A mortgage of £204,000 payable over 14 years initially on this fixed rate product until 1 February 2026 at 4.48% and then on our Standard Variable Mortgage Rate (SVR), currently 8.24% for the remaining term of the mortgage, would require 24 monthly payments of £1,636.83 and 144 monthly payments of £1,994.86.

The total amount payable would be £327,672.76 made up of the loan amount plus interest (£122,543.76), arrangement fee (£999), valuation fee (£0) and other lending fees (£130).

**The overall cost for comparison is 7.4% APRC representative.**

In addition, for our products shown on this page 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
- will not be charged for the valuation of your property (up to a loan size of £750,000)
- will not be charged for legal work if you use a Society nominated solicitor (standard cases only, up to a loan size of £750,000)
- 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 mortgage offer

**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 the products on the assumption that after the term of the special offer, our standard variable mortgage rate (SVR) will apply, currently 8.24%. In practice, APRCs will vary as variable mortgage rates change.

**Loan to value (LTV)**

Loan to value is the size of your loan as a percentage of the value of the property or the price paid for the property, whichever is lower.

**Maximum loan size**

The maximum amount that can be borrowed at each LTV band is as follows:

- Up to 75% LTV = £2,000,000
- Up to 85% LTV = £750,000
- Up to 90% LTV = £450,000

**Early Repayment Charges\***

If you decide to repay your loan in full or in part within the early repayment charge period, or if we take possession of your property and sell it within this period, you will have to repay an early repayment charge which is a proportion of the amount repaid.

For 2-year fixed rates this will be 2% before 2 February 2025 and 1% before 2 February 2026 of the amount repaid.

The early repayment charge period commences when your loan begins, or when you take this product if your loan has already commenced. Further details of these charges can be found in our leaflet 'Mortgages and Additional Loans – Important Information' and full details will be shown in your Mortgage Illustration and mortgage offer.

For loans in excess of £2,000,000, please contact the Society for further details.

The Society's standard variable mortgage 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 offer of mortgage.

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- **Mortgages and Additional Loans – Important Information**

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**5 Year Fixed (until 1 February 2029)**

Loan to value	Fixed rate from start until 1 February 2029	then our standard variable mortgage rate from 2 February 2029 until end of mortgage	The overall cost for comparison is
<b>Option 1</b>			
Up to 60%	4.27%	8.24%	5.6% APRC
60.1% to 75%	4.38%	8.24%	5.7% APRC
75.1% to 85%	4.68%	8.24%	5.9% APRC
85.1% to 90%	4.86%	8.24%	6.1% APRC
Arrangement fee : £999 Early Repayment Charge Period : Until 1 February 2029			
Up to 60%	4.43%	8.24%	5.6% APRC
60.1% to 75%	4.53%	8.24%	5.7% APRC
75.1% to 85%	4.88%	8.24%	6.0% APRC
85.1% to 90%	4.98%	8.24%	6.0% APRC
Arrangement fee : £0 Early Repayment Charge Period : Until 1 February 2029			

**Representative Example:**

A mortgage of £185,000 payable over 11 years initially on this fixed rate product until 1 February 2029 at 4.27% and then on our Standard Variable Mortgage Rate (SVR), currently 8.24% for the remaining term of the mortgage, would require 60 monthly payments of £1,758.78 and 72 monthly payments of £1,968.90.

The total amount payable would be £248,416.60 made up of the loan amount plus interest (£62,287.60), arrangement fee (£999), valuation fee (£0) and other lending fees (£130).

**The overall cost for comparison is 5.6% APRC representative.**

In addition, for our products shown on this page 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
- will not be charged for the valuation of your property (up to a loan size of £750,000)
- will not be charged for legal work if you use a Society nominated solicitor (standard cases only, up to a loan size of £750,000)
- 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 mortgage offer

**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 the products on the assumption that after the term of the special offer, our standard variable mortgage rate (SVR) will apply, currently 8.24%. In practice, APRCs will vary as variable mortgage rates change.

**Loan to value (LTV)**

Loan to value is the size of your loan as a percentage of the value of the property or the price paid for the property, whichever is lower.

**Maximum loan size**

The maximum amount that can be borrowed at each LTV band is as follows:

- Up to 75% LTV = £2,000,000
- Up to 85% LTV = £750,000
- Up to 90% LTV = £450,000

**Early Repayment Charges\***

If you decide to repay your loan in full or in part within the early repayment charge period, or if we take possession of your property and sell it within this period, you will have to repay an early repayment charge which is a proportion of the amount repaid.

For 5 year fixed rates this will be 5% before 2 February 2025, 4% before 2 February 2026, 3% before 2 February 2027, 2% before 2 February 2028 and 1% before 2 February 2029 of the amount repaid.

The early repayment charge period commences when your loan begins, or when you take this product if your loan has already commenced. Further details of these charges can be found in our leaflet 'Mortgages and Additional Loans – Important Information' and full details will be shown in your Mortgage Illustration and mortgage offer.

For loans in excess of £2,000,000, please contact the Society for further details.

The Society's standard variable mortgage 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 offer of mortgage.

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