

# Mortgage Bulletin

17th September 2020



## Mortgage Bulletin - Effective from 17th September 2020.

Our lending area is England and Wales (excluding the Channel Islands)

For details on our affordability and lending criteria please visit [www.mbs-intermediaries.com](http://www.mbs-intermediaries.com)

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Best First-Time Buyer  
Mortgage Provider



Best Service from a  
Mortgage Provider



Regional Lending Provider  
of the Year

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# Section 1 - Residential Purchase Products

	Interest Rate	Product name and code	Max LTV	Product Details	App Fee	Product Fee	ERC	Other Information
<b>RESIDENTIAL DISCOUNT</b>	<b>1.65%</b>	2 Year Level Discount (D470)	80%	Purchase ONLY <b>APRC 4.2%</b> 3.09% discount for 2 years <b>The interest rate will not go below the floor rate of 0.90%</b> Loan size: £40,000 to £1,000,000	£150	£499	During the discount period an ERC of 1% will be charged on the amount repaid. No extended tie in.	Capital repayments allowed up to 10% of the original loan amount, per annum, in each of the first 2 years, without an Early Repayment Charge. After the discount rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only.</b>
<b>RESIDENTIAL FIXED RATE</b>	<b>1.50%</b>	2 Year Fixed Rate (F682)	65%	Purchase ONLY <b>APRC 4.3%</b> Loan size: £40,000 to £1,000,000	£150	£499	During the fixed rate period an ERC of 3% will be charged on the amount repaid. No extended tie in.	Capital repayments allowed up to 10% of the original loan amount, per annum, in each of the first 2 years, without an Early Repayment Charge. After the fixed rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only.</b>
	<b>1.60%</b>	2 Year Fixed Rate (F684)	75%	Purchase ONLY <b>APRC 4.3%</b> Loan size: £40,000 to £1,000,000	£150	£499	During the fixed rate period an ERC of 3% will be charged on the amount repaid. No extended tie in.	Capital repayments allowed up to 10% of the original loan amount, per annum, in each of the first 2 years, without an Early Repayment Charge. After the fixed rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only.</b>
	<b>1.75%</b>	5 Year Fixed Rate (F663)	65%	Purchase ONLY <b>APRC 3.1%</b> <b>One Free Standard Valuation</b> Loan size: £40,000 to £1,000,000	£150	NIL	During the fixed rate period an ERC of 5% within the first year will be charged, then 4% second year, 3% third year and 2% for the final two years. No extended tie in.	Capital repayments allowed up to 10% of the original loan amount, per annum, in each of the 5 years, without an Early Repayment Charge. After the fixed rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only.</b>
	<b>1.95%</b>	5 Year Fixed Rate (F668)	75%	Purchase ONLY <b>APRC 3.3%</b> <b>One Free Standard Valuation</b> Loan size: £40,000 to £1,000,000	NIL	NIL	During the fixed rate period an ERC of 5% within the first year will be charged, then 4% second year, 3% third year and 2% for the final two years. No extended tie in.	Capital repayments allowed up to 10% of the original loan amount, per annum, in each of the 5 years, without an Early Repayment Charge. After the fixed rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only.</b>

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## Section 2 - Residential Remortgage Products

	Interest Rate	Product name and code	Max LTV	Product Details	App Fee	Product Fee	ERC	Other Information
RESIDENTIAL DISCOUNT	1.75%	2 Year Level Discount (D471)	80%	Remortgage ONLY <b>APRC 4.1%</b> 2.99% discount for 2 years <b>The interest rate will not go below the floor rate of 1.00%</b> <b>One Free Standard Valuation Assisted legal fees (Conditions apply**)</b> Loan size: £40,000 to £1,000,000	NIL	£499	During the discount period an ERC of 1% will be charged on the amount repaid. No extended tie in.	Capital repayments allowed up to 10% of the original loan amount, per annum, in each of the first 2 years, without an Early Repayment Charge. After the discount rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only.</b>
	1.50%	2 Year Fixed Rate (F683)	65%	Remortgage ONLY <b>APRC 4.0%</b> <b>One Free Standard Valuation Assisted legal fees (Conditions apply**)</b> Loan size: £40,000 to £1,000,000	NIL	£499	During the fixed rate period an ERC of 3% will be charged on the amount repaid. No extended tie in.	Capital repayments allowed up to 10% of the original loan amount, per annum, in each of the first 2 years, without an Early Repayment Charge. After the fixed rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only.</b>
RESIDENTIAL FIXED RATE	1.60%	2 Year Fixed Rate (F685)	75%	Remortgage ONLY <b>APRC 4.1%</b> <b>One Free Standard Valuation Assisted legal fees (Conditions apply**)</b> Loan size: £40,000 to £1,000,000	NIL	£499	During the fixed rate period an ERC of 3% will be charged on the amount repaid. No extended tie in.	Capital repayments allowed up to 10% of the original loan amount, per annum, in each of the first 2 years, without an Early Repayment Charge. After the fixed rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only.</b>
	1.75%	5 Year Fixed Rate (F660)	65%	Remortgage ONLY <b>APRC 3.5%</b> <b>One Free Standard Valuation Assisted legal fees (Conditions apply**)</b> Loan size: £40,000 to £1,000,000	NIL	NIL	During the fixed rate period an ERC of 5% within the first year will be charged, then 4% second year, 3% third year and 2% for the final two years. No extended tie in.	Capital repayments allowed up to 10% of the original loan amount, per annum, in each of the 5 years, without an Early Repayment Charge. After the fixed rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only.</b>
	1.95%	5 Year Fixed Rate (F661)	75%	Remortgage ONLY <b>APRC 3.5%</b> <b>One Free Standard Valuation Assisted legal fees (Conditions apply**)</b> Loan size: £40,000 to £1,000,000	NIL	NIL	During the fixed rate period an ERC of 5% within the first year will be charged, then 4% second year, 3% third year and 2% for the final two years. No extended tie in.	Capital repayments allowed up to 10% of the original loan amount, per annum, in each of the 5 years, without an Early Repayment Charge. After the fixed rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only.</b>

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## Section 3 - Rate Switch Products

These products are for **Existing Borrowers** reaching the end of their current mortgage product term.

	Interest Rate	Product name and code	Max LTV	Product Details	App Fee	Product Fee	ERC	Other Information
RESIDENTIAL DISCOUNT	1.40%	2 Year Level Discount Rate Switch Only (D459)	75%	Rate Switch ONLY <b>APRC 3.8%</b> 3.34% discount for 2 years. <b>The interest rate will not go below the floor rate of 0.65%</b> Loan size: £0 to £1,000,000	NIL	NIL	During the discount period an ERC of 1% will be charged on the amount repaid. No extended tie in.	Capital repayments allowed up to 10% of the original loan amount, per annum, in each of the 2 years, without an Early Repayment Charge. After the discount rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only.</b>
	1.65%	2 Year Level Discount Rate Switch Only (D450)	75%	Rate Switch ONLY <b>APRC 4.1%</b> 3.09% discount for 2 years Loan Size: £0 to £1,000,000	NIL	NIL	NIL	Capital repayments unlimited. After the discount period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only.</b>
	1.65%	2 Year Level Discount Rate Switch Only (D460)	85%	Rate Switch ONLY <b>APRC 3.9%</b> 3.09% discount for 2 years <b>The interest rate will not go below the floor rate of 0.90%</b> Loan size: £0 to £1,000,000	NIL	NIL	During the discount period an ERC of 1% will be charged on the amount repaid. No extended tie in.	Capital repayments allowed up to 10% of the original loan amount, per annum, in each of the 2 years, without an Early Repayment Charge. After the discount rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only.</b>
	1.90%	2 Year Level Discount Rate Switch Only (D451)	85%	Rate Switch ONLY <b>APRC 4.1%</b> 2.84% discount for 2 years Loan Size: £0 to £1,000,000	NIL	NIL	NIL	Capital repayments unlimited. After the discount period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only.</b>
	1.99%	2 Year Level Discount Rate Switch Only (D317)	95%	Rate Switch ONLY <b>APRC 4.3%</b> 2.75% discount for 2 years Loan size: £0 to £500,000	NIL	NIL	During the discount period an ERC of 1% will be charged on the amount repaid. No extended tie in.	Capital repayments allowed up to 10% of the original loan amount, per annum, in each of the 2 years, without an Early Repayment Charge. After the discount rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only.</b>
	2.49%	2 Year Level Discount Rate Switch Only (D452)	95%	Rate Switch ONLY <b>APRC 4.4%</b> 2.25% discount for 2 years Loan Size: £0 to £1,000,000	NIL	NIL	NIL	Capital repayments unlimited. After the discount period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only.</b>
DISCOUNT HMO	3.14%	2 Year Level Discount HMO Rate Switch Only (D250)	75%	Rate Switch ONLY <b>APRC 4.5%</b> 1.60% discount for 2 years Loan size: £0 to £1,000,000	NIL	NIL	During the discount period an ERC of 2% will be charged on the amount repaid. No extended tie in.	Capital repayments allowed up to 5% of the original loan amount, per annum, in each of the 2 years, without an Early Repayment Charge. After the discount rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only.</b>
DISCOUNT PORTFOLIO	3.15%	2 Year Level Discount Portfolio Rate Switch Only (D478)	75%	Rate Switch ONLY <b>APRC 4.5%</b> 1.59% Discount for 2 years <b>The interest rate will not go below the floor rate of 2.40%</b> Loan Size: £0 to £1,000,000 for any single property.	NIL	NIL	During the discount period an ERC of 2% will be charged on the amount repaid. No extended tie in.	Capital repayments allowed up to 25% of the original loan amount, per annum, in each of the 2 years, without an Early Repayment Charge. After the discount rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only.</b>
	3.45%	5 Year Level Discount Portfolio Rate Switch Only (D479)	75%	Rate Switch ONLY <b>APRC 4.2%</b> 1.29% Discount for 2 years <b>The interest rate will not go below the floor rate of 2.70%</b> Loan Size: £0 to £1,000,000 for any single property.	NIL	NIL	During the discount period an ERC of 5% within the first year will be charged, then 4% second year, 3% third year and 2% for the final two years. No extended tie in.	Capital repayments allowed up to 25% of the original loan amount, per annum, in each of the 5 years, without an Early Repayment Charge. After the discount rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only.</b>
DISCOUNT BUY-TO-LET	2.35%	2 Year Discount Buy-to-Let Rate Switch Only (D473)	75%	Rate Switch ONLY <b>APRC 4.4%</b> 2.39% discount for 2 years <b>The interest rate will not go below a floor rate of 1.60%</b> Loan size: £0 to £1,000,000	NIL	NIL	During the discount period an ERC of 1% will be charged on the amount repaid. No extended tie in.	Capital repayments allowed up to 10% of the original loan amount, per annum, in each of the 2 years, without an Early Repayment Charge. After the discount rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only.</b>
DISCOUNT SEMI COMMERCIAL	3.99%	2 Year Level Discount (D466)	70%	Rate Switch ONLY <b>APRC 4.7%</b> 0.75% discount for 2 years <b>The interest rate will not go below a floor rate of 3.24%</b> Loan size: £40,000 to £1,000,000 Minimum property value £150,000.	NIL	0.50% of the loan amount	During the discount period an ERC of 3% will be charged on the amount repaid. No extended tie in.	Capital repayments allowed up to 10% of the original loan amount, per annum, in each of the first 2 years, without an Early Repayment Charge. After the discount rate period the loan reverts to the SVR. <b>Repayment Only.</b>
DISCOUNT HOLIDAY LET	2.75%	2 Year Level Discount Holiday Let - Rate Switch Only (D472)	75%	Rate Switch ONLY <b>APRC 4.4%</b> 1.99% discount for 2 years <b>The interest rate will not go below a floor rate of 2.00%</b> Loan size: £0 to £1,000,000	NIL	NIL	During the discount period an ERC of 1% will be charged on the amount repaid. No extended tie in.	Capital repayments allowed up to 10% of the original loan amount, per annum, in each of the 2 years, without an Early Repayment Charge. After the discount rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only.</b>

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## Section 3 - Rate Switch Products

	Interest Rate	Product name and code	Max LTV	Product Details	App Fee	Product Fee	ERC	Other Information
RESIDENTIAL FIXED RATE	1.50%	2 Year Fixed Rate - Rate Switch Only (F654)	65%	Rate Switch ONLY <b>APRC 4.0%</b> Loan size: £0 to £1,000,000	NIL	NIL	During the fixed rate period an ERC of 3% will be charged on the amount repaid. No extended tie in.	Capital repayments allowed up to 10% of the original loan amount, per annum, in each of the 2 years, without an Early Repayment Charge. After the fixed rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/ Interest only.</b>
	1.60%	2 Year Fixed Rate - Rate Switch Only (F631)	75%	Rate Switch ONLY <b>APRC 4.1%</b> Loan size: £0 to £1,000,000	NIL	NIL	During the fixed rate period an ERC of 3% will be charged on the amount repaid. No extended tie in.	Capital repayments allowed up to 10% of the original loan amount, per annum, in each of the 2 years, without an Early Repayment Charge. After the fixed rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/ Interest only.</b>
	2.00%	2 Year Fixed Rate - Rate Switch Only (F644)	85%	Rate Switch ONLY <b>APRC 4.2%</b> Loan size: £0 to £1,000,000	NIL	NIL	During the fixed rate period an ERC of 3% will be charged on the amount repaid. No extended tie in.	Capital repayments allowed up to 10% of the original loan amount, per annum, in each of the 2 years, without an Early Repayment Charge. After the fixed rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/ Interest only.</b>
	2.70% <small>NEW</small>	2 Year Fixed Rate - Rate Switch Only (F690)	95%	Rate Switch ONLY <b>APRC 4.4%</b> Loan Size: £0 to £500,000	NIL	NIL	During the fixed rate period an ERC of 3% will be charged on the amount repaid. No extended tie in.	Capital repayments allowed up to 10% of the original loan amount, per annum, in each of the 2 years, without an Early Repayment Charge. After the fixed rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/ Interest only.</b>
	1.75%	5 Year Fixed Rate -Rate Switch Only (F656)	65%	Rate Switch ONLY <b>APRC 3.1%</b> Loan size: £0 to £1,000,000	NIL	NIL	During the fixed rate period an ERC of 5% within the first year will be charged, then 4% second year, 3% third year and 2% for the final two years. No extended tie in.	Capital repayments allowed up to 10% of the original loan amount, per annum, in each of the 5 years, without an Early Repayment Charge. After the fixed rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/ Interest only.</b>
	1.85%	5 Year Fixed Rate - Rate Switch Only (F645)	75%	Rate Switch ONLY <b>APRC 3.2%</b> Loan size: £0 to £1,000,000	NIL	NIL	During the fixed rate period an ERC of 5% within the first year will be charged, then 4% second year, 3% third year and 2% for the final two years. No extended tie in.	Capital repayments allowed up to 10% of the original loan amount, per annum, in each of the 5 years, without an Early Repayment Charge. After the fixed rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/ Interest only.</b>

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## Section 3 - Rate Switch Products

	Interest Rate	Product name and code	Max LTV	Product Details	App Fee	Product Fee	ERC	Other Information
RESIDENTIAL FIXED RATE	<b>2.15%</b>	5 Year Fixed Rate - Rate Switch Only (F646)	85%	Rate Switch ONLY <b>APRC 3.4%</b> Loan size: £0 to £1,000,000	NIL	NIL	During the fixed rate period an ERC of 5% within the first year will be charged, then 4% second year, 3% third year and 2% for the final two years. No extended tie in.	Capital repayments allowed up to 10% of the original loan amount, per annum, in each of the 5 years, without an Early Repayment Charge. After the fixed rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only.</b>
	<b>2.85%</b>	5 Year Fixed Rate - Rate Switch Only (F604)	95%	Rate Switch ONLY <b>APRC 3.9%</b> Loan size: £0 to £500,000	NIL	NIL	During the fixed rate period an ERC of 5% within the first year will be charged, then 4% second year, 3% third year and 2% for the final two years. No extended tie in.	Capital repayments allowed up to 10% of the original loan amount, per annum, in each of the 5 years, without an Early Repayment Charge. After the fixed rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only.</b>
FIXED RATE BUY-TO-LET	<b>2.70%</b>	2 Year Fixed Rate Buy-to-Let Rate Switch Only (F632)	75%	Rate Switch ONLY <b>APRC 4.4%</b> Loan size: £0 to £1,000,000	NIL	NIL	During the fixed rate period an ERC of 2% will be charged on the amount repaid. No extended tie in.	Capital repayments allowed up to 5% of the original loan amount, per annum, in each of the 2 years, without an Early Repayment Charge. After the fixed rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only</b>
	<b>2.80%</b>	5 Year Fixed Rate Buy-to-Let Rate Switch Only (F594)	75%	Rate Switch ONLY <b>APRC 3.9%</b> Loan size: £0 to £1,000,000	NIL	£499	During the fixed rate period an ERC of 5% within the first year will be charged, then 4% second year, 3% third year and 2% for the final two years. No extended tie in.	Capital repayments allowed up to 5% of the original loan amount, per annum, in each of the 5 years, without an Early Repayment Charge. After the fixed rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only</b>
	<b>3.00%</b>	5 Year Fixed Rate Buy-to-Let Rate Switch Only (F595)	75%	Rate Switch ONLY <b>APRC 3.9%</b> Loan size: £0 to £1,000,000	NIL	NIL	During the fixed rate period an ERC of 5% within the first year will be charged, then 4% second year, 3% third year and 2% for the final two years. No extended tie in.	Capital repayments allowed up to 5% of the original loan amount, per annum, in each of the 5 years, without an Early Repayment Charge. After the fixed rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only</b>
FIXED RATE LTD COMPANY BUY-TO-LET	<b>3.30%</b>	2 Year Fixed Rate LTD Company Buy-to-Let Rate Switch (F679)	75%	Rate Switch ONLY <b>APRC 4.5%</b> Loan size: £0 to £1,000,000	NIL	£499	During the Fixed period an ERC of 3% will be charged on the amount repaid. No extended tie in	Capital repayments allowed up to 10% of the original loan amount, per annum, in each of the 2 years, without an Early Repayment Charge. After the fixed rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only</b>
FIXED RATE MULTI-UNIT FREEHOLD	<b>3.59%</b>	2 Year Fixed Rate MUF - Rate Switch Only (F642)	75%	Rate Switch ONLY <b>APRC 4.6%</b> Loan size: £0 to £1,000,000	NIL	NIL	During the fixed rate period an ERC of 3% will be charged on the amount repaid. No extended tie in.	Capital repayments allowed up to 10% of the original loan amount, per annum, in each of the 2 years, without an Early Repayment Charge. After the fixed rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only</b>
	<b>3.89%</b>	5 Year Fixed Rate MUF - Rate Switch Only (F643)	75%	Rate Switch ONLY <b>APRC 4.4%</b> Loan size: £0 to £1,000,000	NIL	NIL	During the fixed rate period an ERC of 5% within the first year will be charged, then 4% second year, 3% third year and 2% for the final two years. No extended tie in.	Capital repayments allowed up to 10% of the original loan amount, per annum, in each of the 5 years, without an Early Repayment Charge. After the fixed rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only</b>
FIXED RATE SEMI COMMERCIAL	<b>4.54%</b>	2 Year Fixed Rate Semi-Commercial Rate Switch Only (F681)	70%	Rate Switch ONLY <b>APRC 4.9%</b> Loan size: £40,000 to £1,000,000 Minimum property value £150,000	NIL	0.50% of the loan amount	During the Fixed period an ERC of 3% will be charged on the amount repaid. No extended tie in	Capital repayments allowed up to 10% of the original loan amount, per annum, in each of the 2 years, without an Early Repayment Charge. After the fixed rate period the loan reverts to the SVR. <b>Repayment Only.</b>
FIXED RATE HOLIDAY LET	<b>3.00%</b>	2 Year Fixed Rate Holiday Let - Rate Switch Only (F635)	75%	Rate Switch ONLY <b>APRC 4.4%</b> Loan size: £0 to 1,000,000	NIL	NIL	During the fixed rate period an ERC of 3% will be charged on the amount repaid. No extended tie in.	Capital repayments allowed up to 10% of the original loan amount, per annum, in each of the 2 years, without an Early Repayment Charge. After the fixed rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only</b>
	<b>3.20%</b>	5 Year Fixed Rate Holiday Let - Rate Switch Only (F638)	75%	Rate Switch ONLY <b>APRC 4.0%</b> Loan size: £0 to £1,000,000	NIL	NIL	During the fixed rate period an ERC of 5% within the first year will be charged, then 4% second year, 3% third year and 2% for the final two years. No extended tie in.	Capital repayments allowed up to 10% of the original loan amount, per annum, in each of the 5 years, without an Early Repayment Charge. After the fixed rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only</b>

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## Section 4 - Buy-to-Let Purchase & Remortgage

The Society offers non-regulated Buy-to-Let mortgages to individual or joint applicants. Applicants can only have a maximum of 3 mortgaged Buy-to-Let properties, including the current application, with the Society. Unlimited investment properties with other lenders/unencumbered.

To view the full Lending Criteria on this investment type property loan please visit our website at <https://www.mbs-intermediaries.com/lending-criteria/>

	Interest Rate	Product name and code	Max LTV	Product Details	App Fee	Product Fee	ERC	Other Information
FIXED RATE	2.70%	5 Year Fixed Rate (F590)	75%	Purchase ONLY <b>APRC 4.0%</b> Loan size: £40,000 to £1,000,000	£150	£499	During the fixed rate period an ERC of 5% within the first year will be charged, then 4% second year, 3% third year and 2% for the final two years. No extended tie in.	Capital repayments allowed up to 5% of the original loan amount, per annum, in each of the first 5 years, without an Early Repayment Charge. After the fixed rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only</b>
	2.85%	5 Year Fixed Rate (F591)	75%	Purchase ONLY <b>APRC 4.0%</b> Loan size: £40,000 to £1,000,000	£150	NIL	During the fixed rate period an ERC of 5% within the first year will be charged, then 4% second year, 3% third year and 2% for the final two years. No extended tie in.	Capital repayments allowed up to 5% of the original loan amount, per annum, in each of the first 5 years, without an Early Repayment Charge. After the fixed rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only</b>
	2.80%	5 Year Fixed Rate (F592)	75%	Remortgage ONLY <b>APRC 3.9%</b> <b>One Free Standard Valuation Assisted legal fees (Conditions apply**)</b> Loan size: £40,000 to £1,000,000	NIL	£499	During the fixed rate period an ERC of 5% within the first year will be charged, then 4% second year, 3% third year and 2% for the final two years. No extended tie in.	Capital repayments allowed up to 5% of the original loan amount, per annum, in each of the first 5 years, without an Early Repayment Charge. After the fixed rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only</b>
	3.00%	5 Year Fixed Rate (F593)	75%	Remortgage ONLY <b>APRC 4.0%</b> <b>One Free Standard Valuation Assisted legal fees (Conditions apply**)</b> Loan size: £40,000 to £1,000,000	NIL	NIL	During the fixed rate period an ERC of 5% within the first year will be charged, then 4% second year, 3% third year and 2% for the final two years. No extended tie in.	Capital repayments allowed up to 5% of the original loan amount, per annum, in each of the first 5 years, without an Early Repayment Charge. After the fixed rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only</b>

## Section 5 - Limited Company Buy-to-Let Purchase & Remortgage

The Society offers non-regulated Buy-to-Let mortgages to Limited Companies. Applicants can only have a maximum of 3 mortgaged Buy-to-Let properties, including the current application, with the Society. Unlimited investment properties with other lenders/unencumbered.

To view the full Lending Criteria on this investment type property loan please visit our website at <https://www.mbs-intermediaries.com/lending-criteria/>

	Interest Rate	Product name and code	Max LTV	Product Details	App Fee	Product Fee	ERC	Other Information
DISCOUNT	3.00%	2 year Level Discount (D467)	75%	Purchase & Remortgage ONLY <b>APRC 4.6%</b> 1.74% discount for 2 years <b>The interest rate will not go below the floor rate of 2.25%</b> Loan size: £40,000 to £1,000,000	NIL	£1,499	During the discount rate period an ERC of 2% will be charged on the amount repaid. No extended tie in.	Capital repayments allowed up to 10% of the original loan amount, per annum, in each of the 2 years, without an Early Repayment Charge. After the discount rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only.</b>

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## Section 6 - Multi-Unit Freehold Purchase & Remortgage

The Society offers non-regulated Multi-Unit Freehold mortgages to individual, joint applicants and Limited Companies. Applicants can only have a maximum of 3 non-regulated mortgaged properties, including the current application, with the Society. Unlimited investment properties with other lenders/or unencumbered.

To view the full Lending Criteria on this investment type property loan please visit our website at <https://www.mbs-intermediaries.com/lending-criteria/>

	Interest Rate	Product name and code	Max LTV	Product Details	App Fee	Product Fee	ERC	Other Information
FIXED RATE	3.59%	2 Year Fixed Rate (F640)	75%	Purchase & Remortgage ONLY <b>APRC 4.8%</b> Loan Size: £40,000 to £1,000,000 for any single property. Minimum property value £150,000.	NIL	1.00% of the loan amount	During the fixed rate period an ERC of 3% will be charged on the amount repaid. No extended tie in.	Capital repayments allowed up to 10% of the original loan amount, per annum, in each of the first 2 years, without an Early Repayment Charge. After the fixed rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only.</b>
	3.89%	5 Year Fixed Rate (F641)	75%	Purchase & Remortgage ONLY <b>APRC 4.6%</b> Loan Size: £40,000 to £1,000,000 for any single property. Minimum property value £150,000.	NIL	1.00% of the loan amount	During the fixed rate period an ERC of 5% within the first year will be charged, then 4% for the second year, 3% for the third year and 2% for the final two years. No extended tie in.	Capital repayments allowed up to 10% of the original loan amount, per annum, in each of the first 5 years, without an Early Repayment Charge. After the fixed rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only.</b>

## Section 7 - Portfolio Purchase & Remortgage

The Society offers non-regulated Portfolio Mortgages to individual, joint applicants and Limited Companies.

Applicants can only have a maximum of 1 to 20 properties to be mortgaged with the Society.

We allow Buy-to-Let, Holiday Let, HMO (Up to 6 Bedrooms), Multi-Unit Freehold (Up to 4 flats) with a maximum of 20 for Portfolio mortgages. All under one account number but will be subject to individual legal charges.

Unlimited investment properties with other lenders/or unencumbered.

To view the full Lending Criteria on this investment type property loan please visit our website at <https://www.mbs-intermediaries.com/lending-criteria/>

	Interest Rate	Product name and code	Max LTV	Product Details	App Fee	Product Fee	ERC	Other Information
DISCOUNT	3.15%	2 Year Level Discount (D468)	75%	Purchase & Remortgage ONLY <b>APRC 4.7%</b> 1.59% discount for 2 years <b>The interest rate will not go below the floor rate of 2.40%</b> Loan Size: £40,000 to £1,000,000 for any single property.	NIL	1% of the loan amount	During the discount period an ERC of 2% will be charged on the amount repaid. No extended tie in.	Capital repayments allowed up to 25% of the original loan amount, per annum, in each of the 2 years, without an Early Repayment Charge. After the discount rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only.</b>
	3.45%	5 Year Level Discount (D469)	75%	Purchase & Remortgage ONLY <b>APRC 4.1%</b> 1.29% discount for 5 years <b>The interest rate will not go below the floor rate of 2.70%</b> Loan Size: £40,000 to £1,000,000 for any single property.	NIL	1% of the loan amount	During the discount period an ERC of 5% within the first year will be charged, then 4% second year, 3% third year and 2% for the final two years. No extended tie in.	Capital repayments allowed up to 25% of the original loan amount, per annum, in each of the 5 years, without an Early Repayment Charge. After the discount rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only.</b>

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## Section 8 - Semi-Commercial Purchase & Remortgage

The Society offers non-regulated Semi-Commercial mortgages to individual, joint applicants or limited companies. Applicants can only have a maximum of 3 non-regulated mortgaged properties, including the current application, with the Society. Unlimited investment properties with other lenders/or unencumbered.

To view the full Lending Criteria on this investment type property loan please visit our website at <https://www.mbs-intermediaries.com/lending-criteria/>

	Interest Rate	Product name and code	Max LTV	Product Details	App Fee	Product Fee	ERC	Other Information
DISCOUNT	<b>3.99%</b>	2 Year Level Discount (D465)	70%	Purchase & Remortgage ONLY. <b>APRC 4.9%</b> 0.75% discount for 2 years <b>The interest rate will not go below a floor rate of 3.24%</b> Loan Size: £40,000 to £1,000,000 for any single property. Minimum property value £150,000.	NIL	1.50% of the loan amount	During the discount period an ERC of 3% will be charged on the amount repaid. No extended tie in.	Capital repayments allowed up to 10% of the original loan amount, per annum, in each of the 2 years, without an Early Repayment Charge. After the discount rate period the loan reverts to the SVR. <b>Repayment Only.</b>
FIXED RATE	<b>4.54%</b>	2 Year Fixed Rate (F680)	70%	Purchase & Remortgage ONLY. <b>APRC 5.0%</b> Loan Size: £40,000 to £1,000,000 for any single property. Minimum property value £150,000.	NIL	1.50% of the loan amount	During the fixed rate period an ERC of 3% will be charged on the amount repaid. No extended tie in.	Capital repayments allowed up to 10% of the original loan amount, per annum, in each of the 2 years, without an Early Repayment Charge. After the fixed rate period the loan reverts to the SVR. <b>Repayment Only.</b>

## Section 9 - Holiday Let Purchase & Remortgage

The Society offers non-regulated Holiday Let mortgages to individuals or joint applicants. Applicants can only have a maximum of 3 mortgaged Holiday-Let properties, including the current application, with the Society. Unlimited investment properties with other lenders/or unencumbered.

To view the full Lending Criteria on this investment type property loan please visit our website at <https://www.mbs-intermediaries.com/lending-criteria/>

	Interest Rate	Product name and code	Max LTV	Product Details	App Fee	Product Fee	ERC	Other Information
DISCOUNT	<b>3.30%</b>	2 year Level Discount (D474)	75%	Purchase ONLY. <b>APRC 4.6%</b> 1.44% discount for 2 years <b>The interest rate will not go below the floor rate of 2.55%</b> Loan size: £40,000 to £1,000,000	£150	£499	During the Discount period an ERC of 1% will be charged on the amount repaid. No extended tie in.	Capital repayments allowed up to 10% of the original loan amount, per annum, in each of the 2 years, without an Early Repayment Charge. After the discount rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only.</b>
	<b>3.30%</b>	2 year Level Discount (D475)	75%	Remortgage ONLY. <b>APRC 4.5%</b> 1.44% discount for 2 years <b>The interest rate will not go below the floor rate of 2.55%</b> <b>One Free Standard Valuation Assisted legal fees (Conditions apply**)</b> Loan size: £40,000 to £1,000,000	NIL	£499	During the Discount period an ERC of 1% will be charged on the amount repaid. No extended tie in.	Capital repayments allowed up to 10% of the original loan amount, per annum, in each of the 2 years, without an Early Repayment Charge. After the discount rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only.</b>

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The Society offers non-regulated Holiday Let mortgages to Limited Companies. Applicants can only have a maximum of 3 mortgaged Holiday Let properties, including the current application, with the Society. Unlimited investment properties with other lenders/or unencumbered.

To view the full Lending Criteria on this investment type property loan please visit our website at <https://www.mbs-intermediaries.com/lending-criteria/>

	Interest Rate	Product name and code	Max LTV	Product Details	App Fee	Product Fee	ERC	Other Information
DISCOUNT	3.55%	2 year Level Discount (D476)	75%	Purchase ONLY. <b>APRC 4.7%</b> 1.19% discount for 2 years <b>The interest rate will not go below the floor rate of 2.80%</b> Loan size: £40,000 to £1,000,000	£150	£999	During the Discount period an ERC of 1% will be charged on the amount repaid. No extended tie in.	Capital repayments allowed up to 10% of the original loan amount, per annum, in each of the 2 years, without an Early Repayment Charge. After the discount rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only.</b>
	3.55%	2 year Level Discount (D477)	75%	Remortgage ONLY. <b>APRC 4.6%</b> 1.19% discount for 2 years <b>The interest rate will not go below the floor rate of 2.80%</b> <b>One Free Standard Valuation</b> Loan size: £40,000 to £1,000,000	NIL	£999	During the Discount period an ERC of 1% will be charged on the amount repaid. No extended tie in.	Capital repayments allowed up to 10% of the original loan amount, per annum, in each of the 2 years, without an Early Repayment Charge. After the discount rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only.</b>
FIXED RATE	3.80%	2 Year Fixed Rate (F688)	75%	Purchase ONLY. <b>APRC 4.7%</b> Loan Size: £40,000 to £1,000,000	£150	£999	During the fixed rate period an ERC of 3% will be charged on the amount repaid. No extended tie in.	Capital repayments allowed up to 10% of the original loan amount, per annum, in each of the 2 years, without an Early Repayment Charge. After the fixed rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only.</b>
	3.80%	2 Year Fixed Rate (F689)	75%	Remortgage ONLY. <b>APRC 4.7%</b> <b>One Free Standard Valuation</b> Loan Size: £40,000 to £1,000,000	NIL	£999	During the fixed rate period an ERC of 3% will be charged on the amount repaid. No extended tie in.	Capital repayments allowed up to 10% of the original loan amount, per annum, in each of the 2 years, without an Early Repayment Charge. After the fixed rate period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only.</b>

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## Section 11 - Retirement Interest Only – Remortgage & Existing Borrowers

For borrowers who have a Lasting Power of Attorney or are in the process of arranging one in time for completion of the mortgage

	Interest Rate	Product name and code	Max LTV	Product Details	App Fee	Product Fee	ERC	Other Information
DISCOUNT	<b>3.29%</b>	Retirement Interest Only Discount (D310)	50%	Remortgage ONLY <b>APRC 3.4%</b> 1.45% discount over a lifetime period Loan Size: £40,000 to £250,000.	£150	NIL	None	You may make capital repayments without an Early Repayment Charge.
	<b>3.29%</b>	Retirement Interest Only Discount (D311)	50%	Existing Monmouthshire Building Society Residential Mortgage Borrowers Only <b>APRC 3.4%</b> 1.45% discount over a lifetime period Loan Size: £0 to £250,000.	£150	NIL	None	You may make capital repayments without an Early Repayment Charge.

For borrowers who do not have a Lasting Power of Attorney

	Interest Rate	Product name and code	Max LTV	Product Details	App Fee	Product Fee	ERC	Other Information
DISCOUNT	<b>3.79%</b>	Retirement Interest Only Discount (D313)	50%	Remortgage ONLY <b>APRC 3.9%</b> 0.95% discount over a lifetime period Loan Size: £40,000 to £250,000.	£150	NIL	None	You may make capital repayments without an Early Repayment Charge.
	<b>3.79%</b>	Retirement Interest Only Discount (D314)	50%	Existing Monmouthshire Building Society Residential Mortgage Borrowers Only <b>APRC 3.9%</b> 0.95% discount over a lifetime period Loan Size: £0 to £250,000.	£150	NIL	None	You may make capital repayments without an Early Repayment Charge.

## Section 12 - Existing Borrowers

This product is available to Existing Borrowers who:

- Are moving to a new house and wish to retain their existing mortgage product and 'top-up' their mortgage with a non-ERC Discounted variable interest rate product
- Are borrowing additional mortgage funds and do not want an ERC
- Are keeping their mortgage with the Society and wish to move on to a non-ERC product
- Have less than two years left on their mortgage term and require a Discounted variable interest rate product

	Interest Rate	Product name and code	Max LTV	Product Details	App Fee	Product Fee	ERC	Other Information
DISCOUNT	<b>3.74%</b>	5 Year Level Discount (D228)	95%	Existing Borrowers ONLY <b>APRC 4.5%</b> 1.00% discount for 5 years. Loan size: £40,000 to £500,000	NIL	NIL	None. Regular overpayments will be permitted without an early repayment charge.	You may make capital repayments without an Early Repayment Charge. After the discount period the loan reverts to the SVR. <b>Interest Only repayment or mixed repayment/Interest only.</b>

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## Section 13 - General Information

For details of our affordability and lending criteria please visit [www.mbs-intermediaries.com](http://www.mbs-intermediaries.com) or contact our Business Development Team.

Cashback	<p>▽Cashback for Rate Switch - Cashback will be provided to the borrower upon completion of the rate switch in the form of a BACS transfer.</p> <p>*Cashback will be provided to the Solicitor upon completion in the form of a BACS transfer.</p>
Assisted Legal Fees	<p>**As this is a 'fees assisted' remortgage we will pay the law firm's basic professional fees in connection with the remortgage. There will be additional costs that you will need to pay, e.g. telegraphic transfer fee. Where any non-standard work is required to complete the conveyance these costs must also be met by you, examples of chargeable fee include change of name, transfer of equity, deed of postponement, merger of freehold/leasehold, remedy of title defect, satisfying special conditions, etc.</p>
Product Fees	<p>The product fee can be added to the loan.</p>
Portability	<p>All of our products are portable unless stated otherwise. The new loan must complete at the same time you redeem this loan and you must still meet the Society's lending criteria at that time.</p>
Valuation Fees	<p>Where products offer One Free Standard Valuation, upon application Monmouthshire Building Society will meet the cost of the valuation for properties valued up to £1,000,000. Where One Free Standard Valuation is available, only the additional amount is payable to upgrade to a HomeBuyer report or Building Survey. All prices and fees are included in our Tariff of Mortgage Charges. See our website for details: <a href="http://www.mbs-intermediaries.com/documents">www.mbs-intermediaries.com/documents</a></p> <p>In the event of applicants changing the purchase property during the application process, a valuation fee is charged each time the property is changed. Details of our valuation fees can also be found in our Tariff of Mortgage Charges. See our website for details: <a href="http://www.mbs-intermediaries.com/documents">www.mbs-intermediaries.com/documents</a></p> <p>Please note, we do not carry out valuations for Rate Switch mortgages, unless the borrower requests additional funds. For Semi-Commercial, HMO and MUF products, valuation fees are not fixed and quotations will have to be obtained separately.</p>
Mortgage Application Administration Fee	<p>This is a non-refundable £150 fee which is charged to the applicant to cover the administration costs of processing a loan request (excludes all remortgage products which offer assisted legal fees or cashback towards legal costs). Please note, the application fee cannot be added to the loan and must be paid at the time of the application.</p>
Procurator Fees including Rate Switches	<p>Payable to registered introducers on our panel and paid in the month following completion. We pay Procurator Fees on all our products including rate switches. See our website for details: <a href="http://www.mbs-intermediaries.com/our-service">www.mbs-intermediaries.com/our-service</a></p>

**Our Standard Variable Rate is 4.74%**

**Bank of England Bank Rate 0.10%**

Telephone calls may be monitored and/or recorded for security and training purposes.

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Monmouthshire Building Society is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Financial Services Register Number: 206052.

Most Buy-to-Let Mortgages (investment type property loans) are not regulated by the Financial Conduct Authority.

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