

Mortgages from the Melton

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building society
here to help...

MORTGAGES FROM THE MELTON

Buying your first home, moving up the property ladder or building your dream home, we have a mortgage for you. This brochure gives a brief overview of products that may be suitable for you.

Please contact one of our friendly mortgage advisors who will be able to give you all the information you need to make an informed decision, Call 01664 414141.

FIRST TIME BUYERS AND LOW DEPOSIT MORTGAGES

	Max LTV	Initial rate	Period	Followed by (SVR)		Overall cost for comparison	Fees	Early Repayment Charges	Additional Features
FIXED RATES									
4.39% Fixed Rate to 30 September 2018	95%	4.39% fixed	Fixed until 30/9/2018	4.99%		5.1% APRC	Application fee £199 Completion fee £199	3% until 30/9/16; 2% until 30/9/17; 1% until 30/9/18	<ul style="list-style-type: none"> Overpayments Portable Fees Assisted legals on standard purchase or remortgage (terms apply)
4.69% Fixed Rate to 30 September 2020	95%	4.69% fixed	Fixed until 30/9/2020	4.99%		5.1% APRC	Application fee £199 Completion fee £199	5% until 30/9/16; 4% until 30/9/17; 3% until 30/9/18; 2% until 30/9/19; 1% until 30/9/20	<ul style="list-style-type: none"> Overpayments Portable Fees Assisted legals on standard purchase or remortgage (terms apply)
3.49% Fixed Rate to 30 September 2018	90%	3.49% Fixed	Fixed until 30/9/2018	4.99%		4.9% APRC	Application fee £199 Completion fee £199	3% until 30/9/16 2% until 30/9/17 1% until 30/9/18	<ul style="list-style-type: none"> Overpayments Portable
4.39% Fixed Rate to 30 September 2020	90%	4.39% fixed	Fixed until 30/9/2020	4.99%		5.0% APRC	Application fee £199 Completion fee £199	5% until 30/9/16; 4% until 30/9/17; 3% until 30/9/18; 2% until 30/9/19; 1% until 30/9/20	<ul style="list-style-type: none"> Overpayments Portable Fees Assisted legals on standard purchase or remortgage (terms apply)
3.25% Fixed Rate to 30 September 2018	85%	3.25% Fixed	Fixed until 30/9/2018	4.99%		4.9% APRC	Application fee £199 Completion fee £199	3% until 30/9/16; 2% until 30/9/17; 1% until 30/9/18	<ul style="list-style-type: none"> Overpayments Portable
3.75% Fixed Rate to 30 September 2020	85%	3.75% fixed	Fixed until 30/9/2020	4.99%		4.7% APRC	Application fee £199 Completion fee £199	5% until 30/9/16; 4% until 30/9/17; 3% until 30/9/18; 2% until 30/9/19; 1% until 30/9/20	<ul style="list-style-type: none"> Overpayments Portable
DISCOUNTED									
3 Year Discounted Rate 3.69%	95%	3.69% variable (our SVR with a 1.30% discount)	3 years	4.99%		4.8% APRC	No fees	3% year 1; 2% year 2; 1% year 3	<ul style="list-style-type: none"> Overpayments Portable Option to link to offset Option to switch to fixed rate at anytime Fees Assisted legals on standard purchase or remortgage (terms apply)
3 Year Discounted Rate 3.39%	90%	3.39% variable (our SVR with a 1.60% discount)	3 years	4.99%		4.8% APRC	Application fee £199 Completion fee £199		<ul style="list-style-type: none"> Overpayments Portable Option to link to offset Option to switch to fixed rate at anytime
3 Year Discounted Rate 3.09%	85%	3.09% variable (our SVR with a 1.90% discount)	3 years	4.99%		4.7% APRC	Application fee £199 Completion fee £399		<ul style="list-style-type: none"> Overpayments Portable Option to link to offset
SHARED OWNERSHIP									
3 Year Discounted Rate 4.49%	95%	4.49%	3 years	4.99%		5.1% APRC	Application fee £199	3% year 1; 2% year 2; 1% year 3	<ul style="list-style-type: none"> Overpayments Portable Option to link to offset
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE									

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HIGHER DEPOSIT MORTGAGES

	Max LTV	Initial rate	Period	Followed by (SVR)	Overall cost for comparison	Fees	Early Repayment Charges	Additional Features
FIXED RATES								
2.45% Fixed to 30 September 2018	75%	2.45% fixed	Fixed to 30/9/2018	4.99%	4.6% APRC	Application fee £199 Completion fee £199	3% until 30/9/16; 2% until 30/9/17; 1% until 30/9/18	<ul style="list-style-type: none"> Overpayments Portable
3.39% Fixed Rate to 30 September 2020	75%	3.39% fixed	Fixed until 30/9/2020	4.99%	4.5% APRC	Completion fee £999	5% until 30/9/16; 4% until 30/9/17; 3% until 30/9/18; 2% until 30/9/19; 1% until 30/9/20	<ul style="list-style-type: none"> No application fee Overpayments Portable
3.55% Fixed Rate to 30 September 2020	75%	3.55% fixed	Fixed until 30/9/2020	4.99%	4.5% APRC	Application fee £199 Completion fee £199	5% until 30/9/16; 4% until 30/9/17; 3% until 30/9/18; 2% until 30/9/19; 1% until 30/9/20	<ul style="list-style-type: none"> Overpayments Portable
DISCOUNTED								
Short Term Finance SVR for Term	60%	4.99% variable (our SVR for term)	Term	Not applicable	6.0% APRC	Application fee £99 Completion fee 1.5% of the loan amount	N/a	<ul style="list-style-type: none"> Short term finance Minimum term 12 months Maximum term 5 years No ERCs Interest only and capital and interest repayment basis
3 Year Discounted Rate 1.50%	65%	1.50% variable (our SVR with a 3.49% discount)	3 years	4.99%	3.9% APRC	No application fee No completion fee	3% year 1; 2% year 2; 1% year 3	<ul style="list-style-type: none"> Fees Assisted legals on standard purchase or remortgage (terms apply) Overpayments Portable Option to link to offset Option to switch to a fixed rate product
3 Year Discounted Rate 2.39%	75%	2.39% variable (our SVR with a 2.60% discount)	3 years	4.99%	4.3% APRC	No application fee No completion fee	3% year 1; 2% year 2; 1% year 3	<ul style="list-style-type: none"> Fees Assisted legals on standard purchase or remortgage (terms apply) Overpayments Portable Option to link to offset Option to switch to a fixed rate product Interest only and capital and interest repayment basis
Offset Discounted Rate for Term 2.89%	75%	2.89% variable (our SVR with a 2.10% discount for term)	Term	Not applicable	3.1% APRC	Application fee £199 Completion fee £599	5% year 1; 4% year 2; 3% year 3; 2% year 4; 1% year 5	<ul style="list-style-type: none"> Overpayments Portable Option to link to offset
SVR for Term	75%	4.99% variable (our SVR for term)	Term	Not applicable	5.2% APRC	Application fee £199 Completion fee £199	5% year 1; 4% year 2; 3% year 3; 2% year 4; 1% year 5	<ul style="list-style-type: none"> Overpayments Option to link to offset
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FURTHER ADVANCES

	Max LTV	Initial rate	Period	Followed by (SVR)	Overall cost for comparison	Fees	Early Repayment Charges	Additional Features
SVR for term	75%	4.99%	Term	Not applicable	5.2% APRC	Completion fee £199	n/a	<ul style="list-style-type: none"> • Portable • Option to link to offset
Discounted Rate for Term 2.89%	75%	2.89% variable (our SVR with a 2.1% discount)	Term	Not applicable	3.0% APRC		5% year 1; 4% year 2; 3% year 3; 2% year 4; 1% year 5	<ul style="list-style-type: none"> • Overpayments • Portable • Option to link to offset
3 Year Discount Rate 2.79%	75%	2.79% variable (our SVR with a 2.20% discount)	3 years	4.99%	4.4% APRC		3% year 1; 2% year 2; 1% year 3	<ul style="list-style-type: none"> • Overpayments • Portable • Option to link to offset
2.99% Fixed Rate to 30 Sep 2018	75%	2.99% Fixed	Fixed to 30/9/2018	4.99%	4.6% APRC		3% until 30/9/16; 2% until 30/9/17; 1% until 30/9/18	<ul style="list-style-type: none"> • Overpayments • Portable
3.55% Fixed Rate to 30 Sep 2020	75%	3.55% Fixed	Fixed to 30/9/2020	4.99%	4.5% APRC		5% until 30/9/16; 4% until 30/9/17; 3% until 30/9/18; 2% until 30/9/19; 1% until 30/9/20	<ul style="list-style-type: none"> • Overpayments • Portable
Buy to Let Discounted Rate for Term 3.49%	75%	3.49% variable (our SVR with a 1.50% discount)	Term	Not applicable	3.6% APRC		5% year 1; 4% year 2; 3% year 3; 2% year 4; 1% year 5	<ul style="list-style-type: none"> • Overpayments • Portable

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SELF BUILD & RENOVATION MORTGAGES

	Max LTV	Initial rate	Period	Followed by (SVR)	Overall cost for comparison	Fees	Early Repayment Charges	Additional Features
Advance Self Build & Renovation	75%	4.89% variable (our SVR with a 0.10% discount)	3 years	4.99%	5.2% APRC	Application fee £500 Completion fee 0.50% of loan amount Title insurance fee £76.65	3% year 1; 2% year 2; 1% year 3	<ul style="list-style-type: none"> • Stage payments in advance • Overpayments • Portable • Option to link to offset
Standard Self Build & Renovation	75%	4.89% variable (our SVR with a 0.10% discount)	3 years	4.99%	5.2% APRC	Application fee £500 Completion fee 0.50% of loan amount Title insurance fee £76.65		<ul style="list-style-type: none"> • Funds released after each stage • Overpayments • Portable • Option to link to offset
Eco Self Build	75%	4.39% variable (our SVR with a 0.60% discount)	3 years	4.99%	5.1% APRC	Application fee £500 Completion fee 0.50% of loan amount Title insurance fee £76.65		<ul style="list-style-type: none"> • Funds released after each stage • Overpayments • Portable • Option to link to offset

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BUY TO LET MORTGAGES

	Max LTV	Initial rate	Period	Followed by (SVR)		Overall cost for comparison	Fees	Early Repayment Charges	Additional Features
Consumer Buy to Let, 3 Year Discounted Rate 2.79%	60%	2.79% variable (our SVR with a 2.20% discount)	3 years	4.99%		4.8% APRC	Application fee £199 Completion fee £399	3% year 1; 2% year 2; 1% year 3	<ul style="list-style-type: none"> • Overpayments • Portable
Family Buy to Let, Discounted Rate for Term 3.75%	60%	3.75% variable (our SVR with a 1.24% discount)	Term	n/a		3.9% APRC	Application fee £199 Completion fee £399	5% year 1; 4% year 2; 3% year 3; 2% year 4; 1% year 5	<ul style="list-style-type: none"> • Overpayments • Portable
IF YOU FAIL TO KEEP UP WITH PAYMENTS ON YOUR MORTGAGE A 'RECEIVER OF RENT' MAY BE APPOINTED AND YOUR RENTAL PROPERTY, OR OTHER PROPERTY USED AS SECURITY, MAY BE REPOSSESSED									

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www.themelton.co.uk

The Melton Mowbray Building Society is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.