

Our mortgages come with these added-value benefits

- Free valuation for residential remortgages (see note 6)
- Free legal fees for remortgages (see note 12)
- Extra payments of up to 10% allowed each year (see note 4)
- For residential loans, no higher lending charge for loans 90% or below
- All products are portable

Residential products

Mortgage product	Product code	Maximum loan to value Including all fees	Interest rate payable	Discount amount	Product features	Booking fee (payable upfront and non-refundable)	Arrangement fees (added to the loan when the mortgage completes)	Valuation fee (added to the loan when the mortgage completes)	Early repayment charges
Purchase									
3 year fixed Interest calculated daily	FXR639 FXR640	up to 80%	5.39% 5.79%		Fixed until 01/08/2012, reverting to our variable mortgage rate for the term. Latest completion date 30/11/2009.	£195 No fee	£500 No fee	This fee will depend on the value of the property. Please see 'Valuation fee scales' for more details.	An early repayment charge applies during the fixed rate period, and is equal to 6 months' interest at the fixed rate.
Remortgage									
3 year fixed Interest calculated daily	FXR641 FXR642	up to 80%	5.49% 5.89%		Fixed until 01/08/2012, reverting to our variable mortgage rate for the term. Latest completion date 30/11/2009.	£195 No fee	£500 No fee	Free valuation	An early repayment charge applies during the fixed rate period, and is equal to 6 months' interest at the fixed rate.
Purchase and remortgage									
3 year discount Interest calculated annually	DIS657	up to 80%	4.99%	1.00%	The % shown is the discount for 3 years, reverting to our standard variable rate for the term.	£195	£500	Free valuation	No early repayment charge applies during the discount period.

Buy to let products

Mortgage product	Product code	Maximum loan to value	Interest rate payable	Product features	Arrangement fees (added to the loan when the mortgage completes)	Early repayment charges
3 year fixed Interest calculated daily	FXRB51	up to 65%	6.49%	Fixed until 30/04/2012, reverting to our buy to let variable mortgage rate for the term. Latest completion date 31/07/2009.	£695	An early repayment charge applies during the fixed rate period, and is equal to 6 months' interest at the fixed rate.
Buy to let variable mortgage rate Interest calculated daily	LMR005	up to 65%	6.54%	Variable for the term.	£1,495	No early repayment charges apply.

Full lending criteria details are available at www.thenottingham-intermediaries.com

Residential

How much can my client borrow on a residential mortgage?

The amount a client may borrow can be calculated as follows:

Loan to value ratio	Maximum income multiplier
Up to and including 90% 90.01% to 95%	3.75 x single or 3.75 x joint 3.00 x single or 3.00 x joint

Higher lending charge (triggered at 80%)

Advance	Premium
80.00% or below	No higher lending charge
80.01% - 90.00%	We pay the higher lending charge for the borrower
90.01% - 95.00%	Higher lending charge payable by the borrower at £9.19%

We can offer a mortgage on properties throughout England or Wales. If you have any queries, please contact your Regional Development Manager for details.

Porting

A KFI is available from our intermediary website. For further details please contact your Regional Development Manager.

Customer retentions

To find out what products are available for existing customers, please contact our Retentions Team on 0115 956 4702.

Notes: all offers

1. Residential mortgages available up to 80%, capital raising up to 70%.
2. Buy to Let remortgages and capital raising available up to 65%.
3. Residential and buy to let remortgages are not available for purchase of timeshares.
4. Extra one-off payments (minimum £500) of up to 10% of the original loan amount can be made without charge in each 12 month period from the start date of the product term to the end of the early repayment charge period of the loan. For extra payments of more than 10% of the original loan amount in any 12 month period, the early repayment charge will apply to the amount over 10%. This feature applies to all of our residential and buy to let products. Full details of how this charge is calculated are available from your Regional Development Manager.
5. During the life of the mortgage, acceptable buildings insurance must be in force. For applications with policies not organised through The Nottingham, a fee of £25 will be charged to cover our administration expenses.
6. For residential remortgage applications a free valuation applies. This offer applies to the first mortgage application. Any subsequent application(s) will be subject to the normal fee. Please do not send us a cheque, any application fee charged will be added to the loan when the mortgage completes. This offer does not apply to our standard variable rate mortgage.
7. For buy to let applications the cost of the valuation fee will be added to the loan when the mortgage completes. For details of the fee scale please see below.
8. Offers may be withdrawn at short notice and apply to new mortgage applications where the lender is Nottingham Building Society.
9. Minimum loan amount of £30,000 applies to residential and buy to let products.
10. For loans above 80% LTV the maximum the applicant can borrow is 80% of the purchase price/valuation plus £50,000.
11. Search indemnity insurance accepted on residential and buy to let remortgage cases.
12. Our free legal service, when using the Society's nominated solicitor, will pay for the usual legal work involved in moving your client's mortgage to us. Your client may have to pay some costs involved in redeeming their mortgage. For transfer of title and purchase of equity, please ask your Regional Development Manager for full details.
13. There is no Higher Lending Charge on our buy to let mortgages.
14. Currently for buy to let no further advances are available.
15. The Tracker Mortgage Rate (TMR) follows the Bank of England (Repo) rate. We compare the TMR to the Repo rate normally once each calendar month after the day on which the Bank of England announces its rate. If the rates are different when we compare them, we will change the TMR to be the same as the Repo rate from the 1st of the following month for existing borrowers, and during the same month for new borrowers.
16. The booking fee is non-refundable and should be sent in with the application form (postal applications) or with the declaration (online cases).

Buy to let

How much can my client borrow on a buy to let mortgage?

Status	Must be an existing owner occupier
Maximum number of properties with us	10
Maximum loan per property	£150,000
Maximum total lending	£1.5m
Rental income	125% of the monthly interest part of the mortgage payment based on Bank Base Rate + 6.00% on an interest only basis
Minimum annual income for the main earner	£30,000 per annum
Minimum age	25

Buy to let properties

- Maximum LTV 65%
- Minimum property valuation is £70,000
- The property must be let on an Assured Shorthold Tenancy agreement renewable at no more than 12 monthly intervals (maximum of 4 people on the agreement)
- The property must be in England or Wales with no more than 4 bedrooms
- We will not lend on the following properties:
 - Commercial properties
 - Properties converted into bed sits with shared kitchen and bathroom facilities
 - Flats and apartments
 - Ex local authority flats
 - Remortgaged properties that have been owned for less than 6 months at the time of application
 - If the property is not in a lettable condition

Mortgage commission

We pay mortgage commission of 0.35% (minimum £200, maximum £1,500) of the loan amount within 7 days of completion. A minimum loan amount of £30,000 applies.

Regional Development Manager (RDM)	Mobile	E-mail
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Visit the 'contact us' page at www.thenottingham-intermediaries.com to see which RDM looks after your postcode.

Valuation fee scales

Purchase price or valuation up to	Basic application fee including: basic mortgage valuation fee* and a non-refundable administration fee (shown in brackets)	Typical Homebuyer application fee including: a basic mortgage valuation, a Homebuyer survey* and non-refundable administration fee (shown in brackets)
£100,000	£185.00 (inc £65 admin fee)	£392.00 (inc £65 admin fee)
£150,000	£210.00 (inc £70 admin fee)	£457.00 (inc £70 admin fee)
£200,000	£235.00 (inc £70 admin fee)	£496.23 (inc £70 admin fee)
£250,000	£285.00 (inc £70 admin fee)	£581.49 (inc £70 admin fee)
£300,000	£310.00 (inc £75 admin fee)	£641.74 (inc £75 admin fee)
£400,000	£360.00 (inc £75 admin fee)	£726.99 (inc £75 admin fee)
£500,000	£460.00 (inc £80 admin fee)	£862.23 (inc £80 admin fee)
£550,000	£490.00 (inc £80 admin fee)	£927.49 (inc £80 admin fee)
£600,000	£525.00 (inc £80 admin fee)	£997.73 (inc £80 admin fee)
£650,000	£560.00 (inc £80 admin fee)	£1,067.98 (inc £80 admin fee)
£700,000	£595.00 (inc £80 admin fee)	£1,138.23 (inc £80 admin fee)
£750,000	£630.00 (inc £80 admin fee)	£1,208.48 (inc £80 admin fee)
£800,000	£660.00 (inc £80 admin fee)	£1,273.73 (inc £80 admin fee)
£850,000	£695.00 (inc £80 admin fee)	£1,343.98 (inc £80 admin fee)
£900,000	£730.00 (inc £80 admin fee)	£1,414.23 (inc £80 admin fee)
£950,000	£760.00 (inc £80 admin fee)	£1,479.48 (inc £80 admin fee)
£1,000,000	£795.00 (inc £80 admin fee)	£1,549.73 (inc £80 admin fee)
£1,050,000	£830.00 (inc £80 admin fee)	£1,619.98 (inc £80 admin fee)
£1,100,000	£860.00 (inc £80 admin fee)	£1,685.23 (inc £80 admin fee)
£1,150,000	£895.00 (inc £80 admin fee)	£1,755.48 (inc £80 admin fee)
£1,200,000	£940.00 (inc £80 admin fee)	£1,835.73 (inc £80 admin fee)

*includes VAT (where payable at the rate of 15%).