

Residential products

Valid from 22nd September 2023



For Intermediaries Our variable mortgage rate (VMR) is 8.70%

Product Term	Product code	Maximum loan to value (including fees)	Interest rate payable	Product features	Reverts to	Booking fee (payable upfront and non-refundable)	Arrangement fees (added to the loan up to the max LTV when the mortgage completes)	Cashback	Benefits	Early repayment charges
Available for purchases and remortgages										
2 year fixed	MF1046	75%	5.79%	Fixed until 31/12/2025	7.20% (VMR less 1.50%)	£0	£1,499	£300	One basic free valuation. Free legal fees for remortgages (standard legal fees only). Extra payments of up to 10% allowed each year (min £500). All products are portable.	Descending; 2% 1st year, 1% 2nd year
	MF1047	75%	6.21%	Fixed until 31/12/2025		£0	£0	£300		
	MF1048	80%	5.89%	Fixed until 31/12/2025		£0	£1,499	£300		
	MF1049	80%	6.35%	Fixed until 31/12/2025		£0	£0	£300		
	MF104A	85%	5.96%	Fixed until 31/12/2025		£0	£999	£0		
	MF104B	90%	6.29%	Fixed until 31/12/2025		£0	£499	£0		
	MF104C	95%	6.58%	Fixed until 31/12/2025		£0	£499	£0		
3 year fixed	MF103R	75%	5.75%	Fixed until 31/12/2026		£0	£999	£300		Descending; 3% 1st year, 2% 2nd year & 1% 3rd year.
	MF103S	90%	6.08%	Fixed until 31/12/2026		£0	£999	£0		
5 year fixed	MF103T	75%	5.28%	Fixed until 31/12/2028		£0	£1,499	£300		Descending; 5% 1st year, 4% 2nd year, 3% 3rd year, 2% 4th year & 1% 5th year
	MF103U	75%	5.55%	Fixed until 31/12/2028		£0	£0	£300		
	MF103V	80%	5.38%	Fixed until 31/12/2028		£0	£1,499	£300		
	MF103W	80%	5.65%	Fixed until 31/12/2028		£0	£0	£300		
	MF103X	85%	5.45%	Fixed until 31/12/2028		£0	£999	£0		
	MF103Y	90%	5.73%	Fixed until 31/12/2028	£0	£499	£300			
	MF103Z	95%	5.94%	Fixed until 31/12/2028	£0	£499	£0			

Our most recent product changes are highlighted in red

Residential discount products



Valid from 15th August 2023

Our variable mortgage rate (VMR) is 8.70%

Mortgage product	Product code	Maximum loan to value (including fees)	Interest rate payable	Product features	Reverts to	Booking fee (payable upfront and non-refundable)	Arrangement fees (added to the loan up to the max LTV when the mortgage completes)	Benefits	Early repayment charges
Available for purchases and remortgages									
2 Year Discount	MD0194	80%	5.99%	2.71% discount off the variable mortgage rate for two years	7.20% (VMR less 1.50%)	£0	£999	<ul style="list-style-type: none"> One basic free valuation Extra payments of up to 10% allowed each year (min £500) 	2% early repayment charge during discounted period
2 Year Discount	MD0195	80%	6.29%	2.41% discount off the variable mortgage rate for two years		£0	£0	<ul style="list-style-type: none"> One basic free valuation Extra payments of up to 10% allowed each year (min £500) 	2% early repayment charge during discounted period

Our most recent product changes are highlighted in red

Retirement interest only products



For Intermediaries Our variable mortgage rate (VMR) is 8.70%

Valid from 20th September 2023

Mortgage product	Product code	Maximum loan to value (including fees)	Interest rate payable	Product features	Reverts to	Booking fee (payable upfront and non-refundable)	Arrangement fees (added to the loan up to the max LTV when the mortgage completes)	Benefits	Early repayment charges
Retirement interest only mortgages - available for purchase and remortgages									
2 Year Fixed	MYF05F	50%	6.45%	Fixed until 30/11/2025	7.20% (VMR less 1.50%)	£0	£999	<ul style="list-style-type: none"> One basic free valuation Extra payments of up to 10% allowed each year (min £500) 	Descending; 2% 1st year, 1% 2nd year
5 Year Fixed	MYF05K	50%	6.15%	Fixed until 31/12/2028		£0	£999	<ul style="list-style-type: none"> One basic free valuation Extra payments of up to 10% allowed each year (min £500) 	Descending; 5% 1st year, 4% 2nd year, 3% 3rd year, 2% 4th year & 1% 5th year

Our most recent product changes are highlighted in red

Buy-to-let products

Valid from 20th September 2023



Our variable mortgage rate (VMR) is 8.20%

Mortgage product	Product code	Maximum loan to value (including fees)	Interest rate payable	Product features	Reverts to	Booking fee (payable upfront and non-refundable)	Arrangement fees (added to the loan up to the max LTV when the mortgage completes)	Cashback	Benefits	Early repayment charges
Available for purchases and remortgages										
2 year fixed	MBF44Y	75%	5.99%	Fixed until 30/11/2025	BTL VMR (8.20%)	£0	£2,499	£300	One basic free valuation. Free legal fees for remortgages (standard legal fees only). Extra payments of up to 10% allowed each year (min £500). All products are portable.	Descending; 2% 1st year, 1% 2nd year
5 year Fixed	MBF457	75%	5.59%	Fixed until 31/12/2028		£0	£1,999	£300		Descending; 5% 1st year, 4% 2nd year, 3% 3rd year, 2% 4th year & 1% 5th year
	MBF458	75%	5.69%	Fixed until 31/12/2028		£0	£999	£0		
2 year discount	MBD15E	75%	5.65%	2.55% discount off the variable mortgage rate for two years		£0	£1,499	£0		2% early repayment charge during discounted period

Our most recent product changes are highlighted in red

Limited company buy-to-let

Valid from 20th September 2023



For Intermediaries Our variable mortgage rate (VMR) is 8.20%

Mortgage product	Product code	Maximum loan to value (including fees)	Interest rate payable	Product features	Reverts to	Booking fee (payable upfront and non-refundable)	Arrangement fees (added to the loan up to the max LTV when the mortgage completes)	Benefits	Early repayment charges	Procuration fee
Available for purchases and remortgages										
2 year fixed	MBF44T	75%	6.18%	Fixed until 30/11/2025	BTL VMR (8.20%)	£0	2% (Minimum loan £100k)	One basic free valuation. Extra payments of up to 10% allowed each year (min £500). All products are portable.	Descending; 2% 1st year, 1% 2nd year	0.55%
5 year fixed	MBF459	75%	6.15%	Fixed until 31/12/2028		£0	2% (Minimum loan £75k)		Descending; 5% 1st year, 4% 2nd year, 3% 3rd year, 2% 4th year & 1% 5th year	
	MBF45A	75%	5.99%	Fixed until 31/12/2028		£0	£4,999			
	MBF45B	75%	6.39%	Fixed until 31/12/2028		£0	£999			
2 year discount	MBD15C	75%	6.25%	1.95% discount off the variable mortgage rate for two years		£0	£1,999		2% early repayment charge during discounted period	

Our most recent product changes are highlighted in red

Holiday let products

Valid from 20th September 2023



Our variable mortgage rate (VMR) is 8.20%

Mortgage product	Product code	Maximum loan to value (including fees)	Interest rate payable	Product features	Reverts to	Booking fee (payable upfront and non-refundable)	Arrangement fees (added to the loan up to the max LTV when the mortgage completes)	Benefits	Early repayment charges	Procuration fee
Available for purchases and remortgages										
2 year fixed	MHF015	75%	6.55%	Fixed until 30/11/2025	BTL VMR (8.20%)	£0	£1,999	One basic free valuation. Free legal fees for remortgages (standard legal fees only). Extra payments of up to 10% allowed each year (min £500). All products are portable.	Descending; 2% 1st year, 1% 2nd year	0.50%
5 year fixed	MHF017	75%	6.55%	Fixed until 31/12/2028		£0	£1,999	One basic free valuation. Free legal fees for remortgages (standard legal fees only). Extra payments of up to 10% allowed each year (min £500). All products are portable.	Descending; 5% 1st year, 4% 2nd year, 3% 3rd year, 2% 4th year & 1% 5th year	0.50%

Our most recent product changes are highlighted in red

Self-build products

Valid from 15th August 2023



Our variable mortgage rate (VMR) is 8.70%

Mortgage product	Product code	Maximum loan to value (including fees)	Interest rate payable	Product features	Reverts to	Valuation fee (payable upfront and non-refundable)	Arrangement fees (added to the loan up to the max LTV when the mortgage completes)	Benefits	Early repayment charges
Available for Self-Builds and Barn Conversions** in England and Wales									
2 year discount	MZD020	80%	6.29%	2.41% discount off the variable mortgage rate for two years	7.20% (VMR less 1.50%)	Payable	£1,499	No lender Booking fees. No lender Re-valuation fees. No lender Stage Release. fees/Telegraphic Transfer fees. Available on an interest only basis during the build.	No early repayment charges apply during the discount rate period. Unlimited capital repayments

Via limited distribution only

Our most recent product changes are highlighted in red

Key criteria

Valid from 8th August 2023



Our variable mortgage rate (VMR) is 8.70%

ICR Stress Rates

Standard BTL:

- 145% at **6.05%** for five-year products irrespective of purchase or remortgage
- **6.05%** for like-for-like remortgages on any product (no capital raising)
- **8.05%** for all other applications that do not fit above criteria

Ltd Co BTL:

- 125% at **6.60%** for or five-year products irrespective of purchase or remortgage
- **6.60%** for like-for-like remortgages on any product (no capital raising)
- **8.60%** for all other applications that do not fit above criteria

Holiday Let:

- 160% at **6.75%** for five-year products irrespective of purchase or remortgage
- **6.75%** for like-for-like remortgages on any product (no capital raising)
- **8.75%** for all other applications that do not fit above criteria

Maximum Loan

Residential:

- Up to 75% - £1.5m
- Up to 80% - £1m
- Up to 90% - £750k
- Up to 95% - £500k

BTL and Ltd Co BTL:

- £750k

RIO:

- £500K

Self-Build:

- £600k

Minimum Loan

- £30k
- £50k for self-build

Examples of Acceptable Repayment vehicles

- Sale of Mortgage Property: Maximum 60% LTV, minimum equity requirement £200k or £300k in London and the South East.
- Please find the Link to the accepted London and South East Postcodes: https://www.thenottingham.com/sitecore/shell/~/_media/files/intermediaries/london-and-se-postcode-areas.pdf
- For part repayment and part interest only, 80% LTV allowable using more than one repayment vehicle.
- Endowment
- 25% of the projected total value of a defined contribution pension plan
- Equity ISA
- Sale of investment property or second home, unless occupied by a family member and then not acceptable. Must be owned in applicant/s name only
- We will accept sale of an investment property or second home in England and Wales, provided the equity in the property is currently sufficient enough to cover the amount being borrowed.
- Where a shortfall is identified, this element must be on either a capital and interest repayment basis, or the shortfall made up by means of increasing the deposit.
- **It is your client's responsibility to ensure they have sufficient capital to repay the mortgage at the end of the term.**