

# Residential products

Valid from 17th November 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	MF106D	60%	5.32%	Fixed until 28/02/2026	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
	MF106E	75%	5.43%	Fixed until 28/02/2026		£0	£1,499	£300		
	MF106F	80%	5.59%	Fixed until 28/02/2026		£0	£1,499	£300		
	MF106G	85%	5.68%	Fixed until 28/02/2026		£0	£999	£0		
	MF106H	90%	5.89%	Fixed until 28/02/2026		£0	£499	£0		
MF106J	95%	6.26%	Fixed until 28/02/2026	£0		£499	£0			
3 year fixed	MF106K	75%	5.33%	Fixed until 28/02/2027		£0	£999	£300		Descending; 3% 1st year, 2% 2nd year & 1% 3rd year.
5 year fixed	MF105V	75%	5.26%	Fixed until 28/02/2029		£0	£1,499	£300		Descending; 5% 1st year, 4% 2nd year, 3% 3rd year, 2% 4th year & 1% 5th year
	MF105W	80%	5.35%	Fixed until 28/02/2029		£0	£1,499	£300		
	MF105X	90%	5.75%	Fixed until 28/02/2029		£0	£499	£300		
	MF105Y	95%	5.89%	Fixed until 28/02/2029		£0	£499	£0		

Our most recent product changes are highlighted in red

# Residential discount products



Our variable mortgage rate (VMR) is 8.70%

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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	MD019E	80%	5.74%	2.96% discount off the variable mortgage rate for two years	7.20% (VMR less 1.50%)	£0	£999	<ul style="list-style-type: none"> <li>One basic free valuation</li> <li>Extra payments of up to 10% allowed each year (min £500)</li> </ul>	2% early repayment charge during discounted period
2 Year Discount	MD019F	80%	5.99%	2.71% discount off the variable mortgage rate for two years		£0	£0	<ul style="list-style-type: none"> <li>One basic free valuation</li> <li>Extra payments of up to 10% allowed each year (min £500)</li> </ul>	2% early repayment charge during discounted period

Our most recent product changes are highlighted in red

# Retirement interest only products



Our variable mortgage rate (VMR) is 8.70%

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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	MYF05T	50%	6.45%	Fixed until 28/02/2026	7.20% (VMR less 1.50%)	£0	£999	<ul style="list-style-type: none"> <li>One basic free valuation</li> <li>Extra payments of up to 10% allowed each year (min £500)</li> </ul>	Descending; 2% 1st year, 1% 2nd year
5 Year Fixed	MYF05U	50%	6.15%	Fixed until 28/02/2029		£0	£999	<ul style="list-style-type: none"> <li>One basic free valuation</li> <li>Extra payments of up to 10% allowed each year (min £500)</li> </ul>	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 27th October 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	MBF464	75%	5.95%	Fixed until 28/02/2026	BTL VMR (8.20%)	£0	£1,999	£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	MBF465	75%	5.55%	Fixed until 28/02/2029		£0	£1,999	£300		Descending; 5% 1st year, 4% 2nd year, 3% 3rd year, 2% 4th year & 1% 5th year
	MBF466	75%	5.65%	Fixed until 28/02/2029		£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 27th October 2023



The  
Nottingham

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	MBF467	75%	5.99%	Fixed until 28/02/2026	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%
	MBF468	75%	6.49%	Fixed until 28/02/2026		£0	£999			
5 year fixed	MBF469	75%	5.49%	Fixed until 28/02/2029		£0	5% (Minimum loan £100k)		Descending; 5% 1st year, 4% 2nd year, 3% 3rd year, 2% 4th year & 1% 5th year	
	MBF46A	75%	5.85%	Fixed until 28/02/2029		£0	£4,999			
	MBF46B	75%	6.19%	Fixed until 28/02/2029		£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 27th October 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	MHF01B	75%	6.55%	Fixed until 28/02/2026	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	MHF01C	75%	6.35%	Fixed until 28/02/2029		£0	£1,499	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. 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](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.**