

# Residential products

Valid from 24th April 2024

Product code	Maximum loan to value*	Interest rate payable	Product features	Arrangement fees (can be added to the loan up to the max LTV when the mortgage completes)	Cashback	Reverts to	Benefits
<b>2 year fixed - Available for purchases and remortgages</b>						7.20% (VMR less 1.50%)	<ul style="list-style-type: none"> <li>• One basic free valuation.</li> <li>• Free legal fees for remortgages (standard legal fees only)</li> <li>• Extra payments of up to 10% allowed each year (min £500)</li> <li>• All products are portable</li> </ul>
MF111F	60%	5.34%	Fixed until 31/07/2026	£1,499	£300		
MF111G	60%	5.42%	Fixed until 31/07/2026	£999	£300		
MF111H	75%	5.44%	Fixed until 31/07/2026	£1,499	£300		
MF111J	75%	5.52%	Fixed until 31/07/2026	£999	£300		
MF111K	80%	5.63%	Fixed until 31/07/2026	£1,499	£300		
MF111L	80%	5.73%	Fixed until 31/07/2026	£999	£300		
MF111M	85%	5.74%	Fixed until 31/07/2026	£999	£0		
MF111N	90%	5.90%	Fixed until 31/07/2026	£499	£0		
MF111P	95%	6.15%	Fixed until 31/07/2026	£499	£0		
<b>3 year fixed - Available for purchases and remortgages</b>							
MF111Q	60%	5.05%	Fixed until 31/07/2027	£1,499	£300		
MF111R	75%	5.15%	Fixed until 31/07/2027	£1,499	£300		
MF111S	75%	5.27%	Fixed until 31/07/2027	£999	£300		
<b>5 year fixed - Available for purchases and remortgages</b>							
MF111T	60%	4.99%	Fixed until 31/07/2029	£1,499	£300		
MF111U	60%	5.05%	Fixed until 31/07/2029	£999	£300		
MF111V	75%	5.05%	Fixed until 31/07/2029	£1,499	£300		
MF111W	75%	5.09%	Fixed until 31/07/2029	£999	£300		
MF111X	80%	5.09%	Fixed until 31/07/2029	£1,499	£300		
MF111Y	80%	5.15%	Fixed until 31/07/2029	£999	£300		
MF111Z	85%	5.19%	Fixed until 31/07/2029	£999	£0		
MF1121	90%	5.45%	Fixed until 31/07/2029	£499	£0		
MF1122	95%	5.77%	Fixed until 31/07/2029	£499	£0		

Our most recent product changes are highlighted in red

\*Maximum LTV is on a net basis (i.e. not including fees added to the loan) unless adding fees results in the breach of NBS' lending policy, e.g. maximum LTV for residential lending, newbuild lending, flats, capital raising, etc.

# Residential discount products

Valid from 24th April 2024



Product code	Maximum loan to value*	Interest rate payable	Product features	Arrangement fees (can be added to the loan up to the max LTV when the mortgage completes)	Cashback	Reverts to	Benefits
<b>2 Year Discount - Available for purchases and remortgages</b>							
MD019U	75%	5.80%	2.90% discount off the variable mortgage rate for two years	£999	£300	7.20% (VMR less 1.50%)	<ul style="list-style-type: none"> <li>• One basic free valuation.</li> <li>• Free legal fees for remortgages (standard legal fees only)</li> <li>• Extra payments of up to 10% allowed each year (min £500)</li> <li>• All products are portable</li> </ul>
MD019V	80%	5.95%	2.75% discount off the variable mortgage rate for two years	£999	£0		

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# Foreign national products

Valid from 17th April 2024



Product code	Maximum loan to value*	Interest rate payable	Product features	Arrangement fees <small>(can be added to the loan up to the max LTV when the mortgage completes)</small>	Cashback	Reverts to	Benefits
<b>2 year fixed - Available for purchases and remortgages</b>						7.20% (VMR less 1.50%)	<ul style="list-style-type: none"> <li>• One basic free valuation.                             <ul style="list-style-type: none"> <li>• Free legal fees for remortgages (standard legal fees only)</li> </ul> </li> <li>• Extra payments of up to 10% allowed each year (min £500)</li> <li>• All products are portable</li> </ul>
MOF001	75%	5.55%	Fixed until 31/07/2026	£1,999	£0		
MOF002	75%	5.69%	Fixed until 31/07/2026	£999	£0		
MOF003	80%	5.70%	Fixed until 31/07/2026	£1,499	£0		
MOF004	90%	5.95%	Fixed until 31/07/2026	£999	£0		
MOF005	90%	6.20%	Fixed until 31/07/2026	£0	£0		
<b>3 year fixed - Available for purchases and remortgages</b>							
MOF006	75%	5.45%	Fixed until 31/07/2027	£1,999	£0		
MOF007	75%	5.55%	Fixed until 31/07/2027	£999	£0		
MOF008	80%	5.65%	Fixed until 31/07/2027	£1,499	£0		
MOF009	90%	5.90%	Fixed until 31/07/2027	£999	£0		
MOF00A	90%	6.05%	Fixed until 31/07/2027	£0	£0		

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[Thenottingham-intermediaries.com](https://www.thenottingham-intermediaries.com)

# Returning expat products

Valid from 17th April 2024



Product code	Maximum loan to value*	Interest rate payable	Product features	Arrangement fees (can be added to the loan up to the max LTV when the mortgage completes)	Cashback	Reverts to	Benefits
2 year fixed - Available for purchases and remortgages						7.20% (VMR less 1.50%)	<ul style="list-style-type: none"> <li>• One basic free valuation.</li> <li>• Free legal fees for remortgages (standard legal fees only)</li> <li>• Extra payments of up to 10% allowed each year (min £500)</li> <li>• All products are portable</li> </ul>
MEF001	75%	5.55%	Fixed until 31/07/2026	£1,999	£0		
MEF002	75%	5.69%	Fixed until 31/07/2026	£999	£0		
MEF003	80%	5.70%	Fixed until 31/07/2026	£1,499	£0		
MEF004	90%	5.95%	Fixed until 31/07/2026	£999	£0		
MEF005	90%	6.20%	Fixed until 31/07/2026	£0	£0		
5 year fixed - Available for purchases and remortgages							
MEF006	75%	5.29%	Fixed until 31/07/2029	£1,999	£0		
MEF007	75%	5.35%	Fixed until 31/07/2029	£999	£0		
MEF008	80%	5.49%	Fixed until 31/07/2029	£1,499	£0		
MEF009	90%	5.70%	Fixed until 31/07/2029	£999	£0		
MEF00A	90%	5.79%	Fixed until 31/07/2029	£0	£0		

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# Retirement interest only products

Valid from 24th April 2024



Product code	Maximum loan to value*	Interest rate payable	Product features	Arrangement fees (can be added to the loan up to the max LTV when the mortgage completes)	Reverts to	Benefits
2 year fixed - Available for purchase and remortgages					7.20% (VMR less 1.50%)	<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>
MYF06E	60%	6.34%	Fixed until 31/07/2026	£999		
5 year fixed - Available for purchase and remortgages						
MYF06F	60%	6.04%	Fixed until 31/07/2029	£999		

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[Thenottingham-intermediaries.com](https://www.thenottingham-intermediaries.com)

# Limited company buy-to-let products

Valid from 24th April 2024

Product code	Maximum loan to value*	Interest rate payable	Product features	Arrangement fees (can be added to the loan up to the max LTV when the mortgage completes)	Reverts to	Benefits		
<b>2 year fixed - Available for purchases and remortgages</b>								
MBF48Y	75%	5.55%	Fixed until 31/07/2026	£4,999	BTL VMR (8.20%)	<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> <li>• All products are portable</li> </ul>		
MBF48Z	75%	5.99%	Fixed until 31/07/2026	£1,999				
MBF491	75%	6.29%	Fixed until 31/07/2026	£999				
<b>5 year fixed - Available for purchases and remortgages</b>								
MBF492	75%	5.45%	Fixed until 31/07/2029	£4,999				
MBF493	75%	5.59%	Fixed until 31/07/2029	£2,999				
MBF494	75%	5.85%	Fixed until 31/07/2029	£999				
<b>2 year discount - Available for purchases and remortgages</b>								
MBD15U	75%	6.29%	1.91% discount off the variable mortgage rate for two years	£1,999				

Our most recent product changes are highlighted in red

\*Maximum LTV is on a net basis (i.e. not including fees added to the loan) unless adding fees results in the breach of NBS' lending policy, e.g. maximum LTV for residential lending, newbuild lending, flats, capital raising, etc.

# Buy-to-let (non-company borrowers)

Valid from 24th April 2024

Product code	Maximum loan to value*	Interest rate payable	Product features	Arrangement fees <small>(can be added to the loan up to the max LTV when the mortgage completes)</small>	Cashback	Reverts to	Benefits
<b>2 year fixed - Available for purchases and remortgages</b>						BTL VMR (8.20%)	<ul style="list-style-type: none"> <li>• One basic free valuation</li> <li>• Free legal fees for remortgages (standard legal fees only)</li> <li>• Extra payments of up to 10% allowed each year (min £500)</li> <li>• All products are portable</li> </ul>
MBF48S	75%	5.05%	Fixed until 31/07/2026	£2,999	£300		
MBF48T	75%	5.35%	Fixed until 31/07/2026	£1,999	£300		
MBF48U	75%	5.65%	Fixed until 31/07/2026	£999	£300		
<b>5 year fixed - Available for purchases and remortgages</b>							
MBF48V	75%	4.85%	Fixed until 31/07/2029	£2,999	£300		
MBF48W	75%	4.95%	Fixed until 31/07/2029	£1,999	£300		
MBF48X	75%	5.09%	Fixed until 31/07/2029	£999	£300		
<b>2 year discount - Available for purchases and remortgages</b>							
MBD15T	75%	5.86%	2.34% discount off the variable mortgage rate for two years	£1,499	£0		

Our most recent product changes are highlighted in red

\*Maximum LTV is on a net basis (i.e. not including fees added to the loan) unless adding fees results in the breach of NBS' lending policy, e.g. maximum LTV for residential lending, newbuild lending, flats, capital raising, etc.

# Holiday let products

Valid from 24th April 2024

Product code	Maximum loan to value*	Interest rate payable	Product features	Arrangement fees <small>(can be added to the loan up to the max LTV when the mortgage completes)</small>	Reverts to	Benefits
2 year fixed - Available for purchases and remortgages					BTL VMR (8.20%)	<ul style="list-style-type: none"> <li>• One basic free valuation</li> <li>• Free legal fees for remortgages (standard legal fees only)</li> <li>• Extra payments of up to 10% allowed each year (min £500)</li> <li>• All products are portable</li> </ul>
MHF01M	75%	6.15%	Fixed until 31/07/2026	£2,999		
5 year fixed - Available for purchases and remortgages						
MHF01N	75%	6.05%	Fixed until 31/07/2029	£2,999		

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\*Maximum LTV is on a net basis (i.e. not including fees added to the loan) unless adding fees results in the breach of NBS' lending policy, e.g. maximum LTV for residential lending, newbuild lending, flats, capital raising, etc.



# Key criteria

Valid from 19th February 2024

## Stress Rates

### Residential:

- **6.34%** for five-year products or like-for-like remortgages
- **8.20%** for all other applications

### Standard BTL:

- **145%** ICR at **5.86%** for five-year products or like-for-like remortgages
- **145%** ICR at **7.86%** for all other applications

### Ltd Co BTL:

- **125%** ICR at **6.29%** for five-year products or like-for-like remortgages
- **125%** ICR at **8.29%** for all other applications

### Holiday Let:

- **160%** ICR at **6.15%** for five-year products or like-for-like remortgages
- **160%** ICR at **8.15%** for all other applications

## 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

## Minimum Loan

- £30k

## Early repayment charge

Duration	Year 1	Year 2	Year 3	Year 4	Year 5
2 Year	2%	1%			
3 Year	3%	2%	1%		
5 Year	5%	4%	3%	2%	1%
Discount	2%	2%			

## Procuration Fee

### Residential, BTL & RIO

- 0.40% of the amount borrowed (Minimum £200)

### Limited Company BTL

- 0.55% of the amount borrowed (Minimum £200)

### Holiday Let

- 0.50% of the amount borrowed (Minimum £200)

(Procuration fees are paid within ten days of the mortgage completing)

## Examples of acceptable repayment vehicles for residential interest-only lending

- 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
- 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.**