

# Income Flex - Discount Mortgages

## 2 Year Discount Mortgages

Available at 18 February 2026

Maximum loan to value

**80%**

Product code IFRD9

2.65% discount off Homeowner Variable Rate for 2 years

**4.24%**

Variable

In any event, the rate will not go below 2.25%

Followed by Homeowner Variable Rate for term

**6.89%**

Variable

The overall cost for comparison

**6.6%**

APRC

Fees payable

Product fees: None  
ERC: See scale below

## Fees payable:

- No product fee
- Early repayment charge payable as follows:
  - During year 1: 2% of the amount repaid early plus fees
  - During year 2: 1% of the amount repaid early plus fees

This charge is calculated as a percentage of the amount repaid early, excluding any arrears of interest, or other charges. The early repayment charge is payable on any amount that you repay in excess of the monthly payment due on the mortgage.

- Overpayments of up to 10% per year may be made without incurring the early repayment charge
- Mortgage exit administration fee on redemption of mortgage: £125
- \*The initial valuation is free; any re-valuation will be subject to a charge as detailed in the Tariff of Mortgage Charges.

## Representative example

A Mortgage of	£233,000.00
Payable term	Payable over 29 years
Initial rate and term	Initially on a discounted variable rate for 2 years of 4.24%
Followed by	Our Homeowner Variable Rate of 6.89% for the remaining 27 years
Monthly payments	24 payments of £1,164.52 followed by 324 payments of £1,527.87
Total amount payable	Total amount payable would be £523,103.36 made up of the loan amount plus interest (£289,978.36) plus fees below
Arrangement fee	Free
Mortgage exit administration	£125 (non-refundable)
Valuation fee	Free*
Cost for comparison	6.6% APRC representative