

Discount Mortgages

2 Year Discount Mortgages

Available at 1 October 2025

Maximum loan to value

90%

Product code HVD14

2.45% discount off Homeowner Variable Rate for 2 years

4.44%

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 4.44%
Followed by	Our Homeowner Variable Rate of 6.89% for the remaining 27 years
Monthly payments	24 payments of £1,191.71 followed by 324 payments of £1,529.74
Total amount payable	Total amount payable would be £524,361.80 made up of the loan amount plus interest (£291,236.80) plus fees below
Arrangement fee	Free
Mortgage exit administration	£125 (non-refundable)
Valuation fee	Free*
Cost for comparison	6.6% APRC representative

Discount Mortgages

2 Year Discount Mortgages

Available at 28 April 2026

Maximum loan to value

90%

Product code DR03

1.50% discount off Homeowner Variable Rate for 2 years

5.39%

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

6.8%

APRC

Fees payable

Product fees: £499
(detailed below)
ERC: None

Fees payable:

- Completion Fee £499 (non-refundable)

This fee can be paid before the start of the mortgage or you can elect to add this to the mortgage loan and it will be deducted from the mortgage advance on completion.

By electing to add fees to the loan, you will pay interest on them at the same interest rate as your mortgage throughout the mortgage term and this will affect interest charges and payment calculations. If preferred, fees that have been added to the loan may be repaid by a separate capital payment at any time after the start of the mortgage and this will result in lower monthly payments and reduced interest charges.

- You may make overpayments of any amount without incurring an early repayment charge.
- Mortgage exit administration fee on redemption of mortgage: £125

Representative example

A Mortgage of	£233,499.00 (a loan of £233,000 plus a completion fee of £499 added to the loan)
Payable term	Payable over 29 years
Initial rate and term	Initially on a discounted variable rate for 2 years of 5.39%
Followed by	Our Homeowner Variable Rate of 6.89% for the remaining 27 years
Monthly payments	24 payments of £1,327.96 followed by 324 payments of £1,541.30
Total amount payable	Total amount payable would be £531,377.24 made up of the loan amount plus interest (£297,753.24) plus fees below
Arrangement fee	Free
Mortgage exit administration	£125 (non-refundable)
Valuation fee	Free*
Cost for comparison	6.8% APRC representative

*The initial valuation is free; any re-valuation will be subject to a charge as detailed in the Tariff of Mortgage Charges.

Discount Mortgages

Term Discount Mortgages

Available at 1 October 2025

Maximum loan to value

90%

Product code TDO15

2.45% discount off Homeowner Variable Rate for term of mortgage

4.44%

Variable

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

The overall cost for comparison

4.5%

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	On a discounted variable rate of 4.44% payable over 29 years
Followed by	N/A
Monthly payments	348 monthly payments of £1,191.71
Total amount payable	Total amount payable would be £414,840.08 made up of the loan amount plus interest (£181,715.08) plus fees below
Arrangement fee	Free
Mortgage exit administration	£125 (non-refundable)
Valuation fee	Free*
Cost for comparison	4.5% APRC representative