Hinckley & Rugby

Income Flex - Discount Mortgages

2 Year Discount Mortgages

Available at 7 October 2026

Maximum loan to value	2.20% discount off Homeowner Variable Rate for 2 years	Followed by Homeowner Variable Rate for term	The overall cost for comparison	Fees payable
80%	**4.69%**	**6.89%**	**6.6%**	Product fees: None
Product code IFRD13	Variable	Variable	APRC	ERC: See scale below
	In any event, the rate will not go below 2.25%			

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	£225,000.00
Payable term	Payable over 25 years
Initial rate and term	Initially on a discounted variable rate for 2 years of 4.69%
Followed by	Our Homeowner Variable Rate of 6.89% for the remaining 23 years
Monthly payments	24 payments of £1,275.01 followed by 276 payments of £1,555.09
Total amount payable	Total amount payable would be £459,930.08 made up of the loan amount plus interest (£234,805.08) plus fees below
Arrangement fee	Free
Mortgage exit administration	£125 (non-refundable)
Valuation fee	Free*
Cost for comparison	6.6% APRC representative

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

The Society is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and Prudential Regulation Authority. The Society's registration number is 206043