



# Bath Building Society

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Product Name	The overall cost for comparison is:	Rate Structure based on our current Standard Variable Rate	Daily / Annual	Variable/ Fixed	Availability	Fees	Early Repayment Charge	Portability
3 year Residential Standard Variable Rate UAV009	5.4% APR	5.10% for the life of the mortgage	Annual	Variable	Purchase 90% LTV (Subject to conditions)  Minimum loan £30,000  Maximum Loan £250,000  Minimum Property Value £60,000	Arrangement Fee 0.4% of advance – minimum £599 Administration Fee £100 (non-refundable) Valuation Fee (scale) Collateral Valuation Fee £75 Telegraphic Transfer Fee £25	During first 3 years - 5% of the capital repayment plus closing administration fee, currently £150	Yes

G060906

LTV is the loan amount as a percentage of the value of the security

**We have no current plans to withdraw these products but they may be withdrawn without notice. Ask for a personalised Illustration.**



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## Lending Criteria and Information

**Loan Size** Minimum £30,000 Maximum £250,000

**Property** Minimum Property Value £60,000

**Term** Minimum 5 Years Maximum 40 Years

**Loan to Value** Up to 90%, to include fees where added, available subject to conditions, see underwriting below.

**Age** Minimum 21, no maximum subject to income in retirement.

**Underwriting** All mortgages will require a guarantee from a parent. Property must be within 30 mile radius of applicants' place of work. For loans greater than 80% loan to value, additional security will be required in the form of a charge over the parental property. This means that you may find it more difficult to raise capital against the equity in your home and in the event of default, your home may be at risk. Maximum total of charges over additional security must not exceed 70% of its' value. Tenancies must be on an Assured Shorthold or Licence basis for no more than 12 months (renewable) and no more than 3 tenants. We take a flexible approach to underwriting and will consider each application on its merits. We do not credit score. The actual rate and APR for your case will depend upon your circumstances and our assessment of the risk.

**Rental/Income Requirements** Combination of applicant's income and rent from one tenant can be considered. Rent to cover 125% of interest at pay rate.

**Repayment Types** Repayment, Interest Only.

## Valuation Fee Scale

Fees include VAT

Property Value – Up to:	Valuation report	Homebuyers report	Property Value – Up to:	Valuation report	Homebuyers report
£80000	£110	£265	£150000	£170	£340
£100000	£120	£285	£175000	£185	£360
£110000	£130	£295	£200000	£205	£390
£120000	£140	£305	£250000	£240	£430
£130000	£150	£315	£300000	£275	£470
£140000	£160	£325	£400000	£310	£510

Where collateral security is required, we will endeavour to obtain a drive by valuation of the collateral security for a fee of £75. However where this is not possible, the above fee scale will apply.

**Procuration Fees:** 0.3% of the advance, minimum £150, Maximum £1000. Payable to Intermediaries who are authorised and regulated by the Financial Services Authority for advising and arranging regulated mortgage contracts

### Contact Details

Please contact Steve Matthews on 01225 475702 or mobile 07919 094050 to discuss your requirements.

Alternatively, e-mail: [smatthews@bibs.co.uk](mailto:smatthews@bibs.co.uk)

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Bath Investment and Building Society is authorised and regulated by the Financial Services Authority for advising, lending and administering Regulated Mortgage Contracts. Our FSA registration number is 206026. English law applies and we will communicate with you in English. We are participants in the Financial Ombudsman Service. We have a complaints procedure which we will provide on request. Most complaints that we cannot resolve can be referred to the Financial Ombudsman Service.

**YOUR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**