



# Bath Building Society

Product Name	The overall cost for comparison is:	Rate Structure based on our current Standard Variable Rate	Daily/ Annual	Variable/ Fixed	Availability	Flexibility	Fees	Early Repayment Charge	Portability
3 year Residential 1.10% Discount RAD088	5.2% APR	4.00% for 3 years, 5.10% thereafter	Annual	Variable	Purchase 75% LTV Remortgage 75% LTV Minimum loan £25,001	Overpayments up to 10% of the capital balance as at the 01/01	Arrangement Fee 0.5% of advance - minimum £699 Administration Fee £100 Valuation Fee (scale) Telegraphic Transfer Fee £25	During first 3 years - 5% of the capital repayment plus closing administration fee, currently £150	Yes
3 year Residential 0.60% Discount RAD106	5.3% APR	4.50% for 3 years, 5.10% thereafter	Annual	Variable	Purchase 80% LTV Remortgage 80% LTV Minimum loan £25,001	Overpayments up to 10% of the capital balance as at the 01/01	Arrangement Fee 0.5% of advance - minimum £699 Administration Fee £100 Valuation Fee (scale) Telegraphic Transfer Fee £25	During first 3 years - 5% of the capital repayment plus closing administration fee, currently £150	Yes

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We have no current plans to withdraw these products but they may be withdrawn without notice.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 £25,001 Maximum £650,000

**Property** Minimum Property Value £50,000

**Term** Minimum 5 Years Maximum 40 Years

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

**Repayment Types** Repayment, Interest Only.

### **Income Multiples**

The amount we will lend will depend on the value of the property and a calculation based on income and expenditure. As a guide, we will take gross annual income and then apply a deduction for the annual amount paid towards any existing debts. We apply the following multipliers to the amount remaining:

Income after deductions	Sole Borrower	Joint Borrowers
£0 - £15,000	3.5 x	3.5 x higher + 1 x lower <b>or</b> 3 x joint incomes
£15,001 - £25,000	3.75 x	3.75 x higher + 1 x lower <b>or</b> 3.5 x joint incomes
£25,001 - £50,000	4 x	4 x
Over £50,000	4.25 x	4.25 x

These multiples are for guidance only. We will consider increases to these multiples where it can be justified.

### **Underwriting**

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.

### **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

**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)

Head Office: 15, Queen Square, Bath, BA1 2HN

Telephone: 01225 475702 Fax: 01225 424590

Website: [www.bathbuildingsociety.co.uk](http://www.bathbuildingsociety.co.uk) Email: [mortgages@bibs.co.uk](mailto:mortgages@bibs.co.uk)

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.

**THINK CAREFULLY BEFORE SECURING OTHER DEBTS AGAINST YOUR HOME.  
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**