



Complete^{FS}
Your Specialist Packager Distributor

 023 8045 6999 (Option 1)
 resi@complete-fs.co.uk
 www.complete-fs.co.uk

mortgage product guide

 **the
tipton**
& coseley building society

Purchase products

Large loans specific rate

Product code	Product rate	Product ¹	Revert to rate	The overall cost for comparison is	Maximum LTV	Interest rate floor ²	Minimum loan	Maximum loan	Product fees
XD13	2.44%	2.80% discount for 2 years	SVR, currently 5.24%	4.6% APRC	75%	2.19%	£500,000	£1,000,000	0.5% arrangement fee ³

Fixed rates

Product code	Product ¹	Revert to rate	The overall cost for comparison is	Maximum LTV	Maximum loan	Product fees
F453	3.24% fixed until 31 July 2021	SVR, currently 5.24%	5.0% APRC	90%	£350,000	£999 arrangement fee ³
F454	3.39% fixed until 31 July 2024	SVR, currently 5.24%	4.6% APRC	90%	£350,000	£999 arrangement fee ³

Discount rates

Product code	Product rate	Product	Revert to rate	The overall cost for comparison is	Maximum LTV	Interest rate floor ²	Maximum loan	Product fees	Additional product incentives
D584	2.24%	3.00% discount for 2 years ¹	SVR, currently 5.24%	4.6% APRC	75%	1.99%	£450,000	£999 arrangement fee ³	---
D577	2.74%	2.50% discount for 2 years ¹	SVR, currently 5.24%	4.7% APRC	85%	2.49%	£450,000	£999 arrangement fee ³	---
D580	3.24%	2.00% discount for 2 years ¹	SVR, currently 5.24%	5.1% APRC	90%	2.99%	£350,000	No fees	---
D581	3.54%	1.70% discount for 3 years	SVR, currently 5.24%	4.9% APRC	95%	3.29%	£250,000	No fees	No Early Repayment Charges

Whole of term Family Assist discount rate

Product code	Product rate	Product	The overall cost for comparison is	Maximum LTV	Interest rate floor ²	Loan amounts outside M25	Loan amounts inside M25	Product fees	Additional product incentives
PDT07	3.49%	1.75% discount for the mortgage term	3.6% APRC	100%	3.24%	£75,000 min £250,000 max	£250,000 min £400,000 max	No fees	No Early Repayment Charges

Shared ownership rates

Product code	Product ¹	Revert to rate	The overall cost for comparison is	Maximum LTV	Interest rate floor ²	Maximum loan	Product fees
SF42	3.29% fixed to 31 July 2022	SVR, currently 5.24%	4.9% APRC	90% of the share of the purchase property	---	£250,000	£495 arrangement fee ³
SD28	2.25% discount from our SVR for 3 years	SVR, currently 5.24%	4.9% APRC	90% of the share of the purchase property	2.99%	£250,000	£495 arrangement fee ³

Remortgage products

Large loans specific rate

Product code	Product rate	Product ¹	Revert to rate	The overall cost for comparison is	Maximum LTV	Interest rate floor ²	Minimum loan	Maximum loan	Product fees	Additional product incentives
RXD06	2.44%	2.80% discount for 2 years	SVR, currently 5.24%	4.6% APRC	75%	2.19%	£500,000	£1,000,000	0.5% arrangement fee ³	Free standard legals ⁴

Discount rates

Product code	Product rate	Product	Revert to rate	The overall cost for comparison is	Maximum LTV	Interest rate floor ²	Maximum loan	Product fees	Additional product incentives
RMD187	2.24%	3.00% discount for 2 years ¹	SVR, currently 5.24%	4.5% APRC	75%	1.99%	£450,000	£999 arrangement fee ³	Free standard legals ⁴ ; Valuation fee contribution ⁵
RMD184	2.74%	2.50% discount for 2 years ¹	SVR, currently 5.24%	4.7% APRC	85%	2.49%	£450,000	£999 arrangement fee ³	Free standard legals ⁴ ; Valuation fee contribution ⁵
RMD188	3.24%	2.00% discount for 2 years ¹	SVR, currently 5.24%	5.0% APRC	90%	2.99%	£350,000	No fees	Free standard legals ⁴ ; Valuation fee contribution ⁵
RMD186	3.54%	1.70% discount for 3 years	SVR, currently 5.24%	4.9% APRC	95%	3.29%	£250,000	No fees	Free standard legals ⁴ ; no Early Repayment Charges

Notes

Family Assist specific product terms

- The collateral charge option: a collateral charge will be taken against a family members' property for which independent legal advice from a third party firm must be taken. Proof of legal advice given to the family member will be required as a condition of the mortgage. Any advice will be at the borrowers' expense. The collateral charge will be 20% of the new mortgage amount and includes arrears, interest and charges.
- A standard mortgage valuation must be completed on the property being offered as security in order to ensure that there is at least 40% equity to support the charge. The borrower will be responsible for this additional cost which must be paid on application. The valuation on the family members' property will be charged at our normal scale fee. A list of scale fees is available on request.
- A standard valuation will be needed on both the purchase property and the family member's property, this will be at your client's expense. Your client will also need to pay for their own legal costs and their family member's independent legal advice. This is needed for us to consider the mortgage.
- We will need the client's family member's written consent for us to carry out a credit check against them. They will not be included in affordability assessments and no further income assessments will be carried out against them.
- The savings deposit option: designed for family members who want to earn interest on their deposit, rather than gifting it to a relative. We require a deposit of 20% of the new mortgage amount to be paid into our Family Assist savings account. The sum deposited will accrue interest at the current rate. Funds can only be withdrawn from the Family Assist savings account when the total level of borrowing falls below 80% of the value of the property at that time and if payments are up to date. The borrower must also be able to provide evidence that the mortgage remains affordable and meets current lending criteria.

Shared Ownership specific product terms

- £100,000 minimum property value.
- Applications can only be considered where the Housing Association permits staircasing up to 100% of the property value.

General notes

- Early Repayment Charges may apply during the product term. Your client can overpay up to 10% of the original mortgage amount each year without charge. If they redeem or switch their mortgage to another product during the product term the full Early Repayment Charge will apply. For further details contact a member of the team.
- Interest rates on our discount products are floored and can't fall below the rate shown.
- Arrangement fees can be deducted from the amount borrowed or added to the mortgage. Where this fee is a percentage value, the amount of the fee is calculated as a percentage of the mortgage amount.
- We'll cover the costs of any standard legal fees. Any non-standard costs will be payable by your client. You'll be advised of any non-standard costs should any apply. If your client chooses to use our own conveyancers they'll only act for us, and not for your client, during the remortgage transaction. If your client needs to add or remove a name on the mortgage they must appoint their own solicitors, in which case they'll receive £150 cashback towards their costs.
- We'll cover the cost of one standard mortgage valuation on a property valued up to £400,000. Your client can choose to have a RICS Homebuyers Report, however they'll have to cover the difference in cost between a standard mortgage valuation and the RICS Homebuyers Report.

Strictly for intermediary use only. Under no circumstances should this communication be given, copied or distributed to customers or potential customers.

Applications are accepted throughout England and Wales. Properties located in Scotland, Northern Ireland or the Isle of Man will not be accepted. The minimum property value is £75,000 (increasing to £250,000 for properties located within the M25 corridor). Rates correct at 15 April 2019 and can be withdrawn without notice.