

## MORTGAGE RATES | INTEREST ONLY, RETIREMENT INTEREST ONLY (RIO)

### INTEREST ONLY

### 2 Year Discount

### 3 Year Discount

Maximum loan to value of 70%*	Rate	Reverting to SVR for the remainder of the term, currently	APRC - the Overall Cost for Comparison is	Rate	Reverting to SVR for the remainder of the term, currently	APRC - the Overall Cost for Comparison is
Completion fee - £NIL	2.19%	4.99%	4.4%	2.49%	4.99%	4.2%
	Follows SVR with a discount of 2.80%			Follows SVR with a discount of 2.50%		

### RIO

Maximum loan to value of 60%	Rate	Reverting to SVR for the remainder of the term, currently	APRC - the Overall Cost for Comparison is	Rate	Reverting to SVR for the remainder of the term, currently	APRC - the Overall Cost for Comparison is
Completion fee: With LPA** - £495 Without LPA** - £795	N/A	N/A	N/A	2.99%	4.99%	4.8%
				Follows SVR with a discount of 2.00%		

**Interest Only** – You only pay the interest on your mortgage each month, not the capital loan itself. We offer interest only options on two of our current variable rates as above. To qualify, we will ask you to demonstrate that you will be able to pay off your mortgage at the end of the term in other ways, for example using other forms of savings or investments, or downsizing.

**RIO** – is an Interest Only Mortgage similar to the above and entry in to which is restricted to older borrowers above a specific age (usually 55 and already retired). The lender is not entitled to seek full repayment of the loan until the occurrence of one or more specified life events, unless the borrower breaches their contractual obligations in a way which allows the lender to terminate the contract. This is effectively a lifetime interest only payment arrangement and not an equity release roll up of interest scheme.

Please ask for further explanations and details from one of the Society's qualified mortgage advisors.

#### Representative Example

A RIO mortgage of £50,000 secured by a first charge on your main residential property, payable over 40 years initially on a discounted variable rate of 2.99% for 3 years and then on our Standard Variable Rate (SVR) of 4.99% (variable) for the remaining 37 years would require 36 monthly payments of £125.82 and 444 monthly payments of £209.98. The total amount payable would be £148,455.64 made up of the loan amount plus interest (£98,455.64) including £495 fee, deeds sealing and dispatch fees of £200.00.

The overall cost for comparison is 4.8% APRC representative.

The actual rate available will depend upon your circumstances. To find out more or request a personalised illustration please see contact details above.

Free standard valuation and free legal fees for switching your existing mortgage to us.

Interest is calculated daily. An 'ESIS MORTGAGE ILLUSTRATION' is available on request.

**EARLY REPAYMENT CHARGE:** overpayment of 10% of the mortgage can be repaid each year during the discount period. If an overpayment of more than this amount takes place a 2.00% early repayment charge will be applied.

MAXIMUM LOAN of £350,000 | MAXIMUM TERM 40 years | MINIMUM TERM 5 years | MINIMUM AGE 55 years for Retirement Interest Only (RIO).  
LTV = LOAN TO VALUE | SVR = STANDARD VARIABLE RATE.

All products shown may be withdrawn without notice. APRC = The annual percentage rate of charge (APRC) is the total cost of the loan expressed as an annual percentage. The APRC is provided to help you compare different products.

\* A minimum equity requirement is needed, including other assets, in order to be able to downsize e.g. £150k is the minimum for East Yorkshire.

\*\* LPA: Lasting Power of Attorney

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