

**Owner Occupier - summary of mortgage products available  
for Existing Family First Guarantor Mortgage Borrowers**



Your mortgage account no.: .....

You can choose to have your mortgage offer sent via our secure messaging email facility. If you would like us to send you the documents via email please confirm your email address, print name and sign below.

**Email address:**

**Signature:**

**Print name:**

All of these mortgage products have limited funds available and may be withdrawn at any time.

This information should be read in conjunction with the separate sheets: 'Additional Information about our Mortgages' and 'Borrowers Guide', which provide important information about our mortgage services. Please select your new product by ticking the 'Product selection' box then return this summary of mortgage products to us. Keep the second copy for your records.

Product name	Initial interest rate	Initial rate duration	Followed by our standard variable rate currently	The overall cost for comparison is	Minimum interest rate payable	Cost to transfer this product	Early repayment charges	Interest calculated	Product code	Product selection
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**Family First Guarantor Mortgage - CAPITAL AND INTEREST REPAYMENT**

3 year fixed rate to 31/05/2022	3.09%	Until 31/05/2022	5.04%	<b>4.6% APRC</b>	No	£0	3% until 31/05/2020 2% until 31/05/2021 1% until 31/05/2022	Monthly	F437	
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Only available to existing Family First borrowers.

Representative example:

A mortgage of £117,501.00 payable over 26 years initially on a fixed rate for 3 years at 3.09% and then on our monthly standard variable rate, currently 5.04%, for the remaining 23 years would require 38 monthly payments of £548.39 and 274 monthly payments of £662.09, plus one initial interest payment of £309.15.

The total amount payable would be £202,660.63 made up of the loan amount plus interest of £85,059.63 and a mortgage exit fee of £100.

**The overall cost for comparison is 4.6% APRC representative.**

**Family First Guarantor Mortgage - INTEREST ONLY**

3 year fixed rate to 31/05/2022	3.09%	Until 31/05/2022	5.04%	<b>4.8% APRC</b>	No	£0	3% until 31/05/2020 2% until 31/05/2021 1% until 31/05/2022	Monthly	F437	
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Only available to Interest Only existing Family First borrowers.

Representative example:

A mortgage of £117,501.00 payable over 26 years initially on a fixed rate for 3 years at 3.09% and then on our monthly standard variable rate, currently 5.04%, for the remaining 23 years would require 38 monthly payments of £302.57 and 274 monthly payments of £493.38, plus one initial interest payment of £309.15.

The total amount payable would be £264,593.93 made up of the loan amount plus interest of £146,992.93 and a mortgage exit fee of £100.

**The overall cost for comparison is 4.8% APRC representative.**

**THE MORTGAGE WILL BE SECURED ON YOUR HOME**

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

National Counties Building Society, Ebbisham House, 30 Church Street, Epsom, Surrey KT17 4NL

Tel: 03300 243412

Email: mortgage.service@ncbs.co.uk

Website: ncbs.co.uk

Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.

Firm Reference No: 206080 register.fca.org.uk

## **Additional information about our mortgages**

### **Owner Occupier – Existing Borrower**

**These details should be read in conjunction with our Borrower's Guide and lending criteria, which provide important information regarding our mortgage services.**

**Our Mortgage Account Service Team is happy to provide information about the mortgage products we have on offer. Should you require clarification on any point, please contact us on the number given overleaf.**

#### **Costs to transfer to a new product**

There is no cost to transfer to a new product for loans up to and including £1 million. For loans above £1 million the cost to transfer will be provided when enquiring. Where applicable the transfer fee will be shown separately on your mortgage statement. This fee is payable, by cheque, when you return the Product Transfer Acceptance Form.

#### **Early Repayment Charges**

Where an Early Repayment Charge is shown in the 'summary of mortgage products', this applies for the duration of the initial interest rate. During this period capital repayments of up to 10% of the capital balance outstanding at commencement of this product may be made in each year following completion without any Early Repayment Charge being applied. If the permitted 10% capital reduction is exceeded, an Early Repayment Charge will be applied based on the excess capital repaid.

This allowance is not cumulative and does not apply when the whole loan is being repaid, in this instance the charge will be incurred on the capital balance at the time of redemption (the capital balance is the balance upon which interest is charged).

#### **Standard variable rate**

Our standard variable rate differs depending on whether interest on the product is calculated annually or monthly.

#### **Minimum / maximum interest rate**

If the product you choose is subject to a minimum charging rate ("floor") or a maximum charging rate ("ceiling"), this is shown in the 'summary of mortgage products' and will only apply during the initial discounted or tracker period.

#### **Interest**

Where part of the existing borrowing is on product terms that have interest calculated annually, the mortgage product chosen by you must be on the same basis. Similarly, where part of the existing borrowing is on product terms that have interest calculated monthly, the mortgage product chosen by you must be on the same basis.

#### **Product portability**

When moving home your existing product terms can be transferred to your new property for an amount up to your outstanding balance. This will be subject to status, valuation and our lending criteria applying at that time. If you require extra borrowing a new product can be selected from our range for the additional sum needed. However, if you reduce your mortgage balance when you move then, where applicable, an Early Repayment Charge will be applied to the net amount repaid.

#### **Buildings insurance**

You will naturally want to make sure that your home is covered in the event of damage due to fire, storm, flood, etc. and, since the property is our security for the loan, we are similarly concerned.

You should make your own insurance arrangements, subject to certain minimum requirements regarding the extent of the risks included and the amount of cover. You will be required to provide evidence that adequate cover exists before completion of any loan.

#### **Representative example**

The representative example shown on the product summary page is an illustration of a typical mortgage and its total costs.

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Tel: **03300 243412** Email: [mortgage.service@ncbs.co.uk](mailto:mortgage.service@ncbs.co.uk) Website: [www.ncbs.co.uk](http://www.ncbs.co.uk)

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

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Firm Reference No: 206080 [www.fca.org.uk/register](http://www.fca.org.uk/register)