

## Additional Information about our Mortgages Expat Owner Occupier

These details should be read in conjunction with our 'Getting a Mortgage: what you need to know' guide, the relevant mortgage product brochure and our lending criteria, which provide important information regarding our mortgage services.

Should you require clarification on any point, please contact our New Business Team on the number given on the final page.

### Loan amount and property value

Unless otherwise stated on our website, the minimum loan we will consider is £100,000 and there is no maximum. Loans above £500,000 should be referred to us for specific agreement before submission of an application. Loans are available up to the maximum Loan to Values (LTVs) shown on our website based on the property value or purchase price, whichever is lower.

The minimum acceptable property value is £120,000 with no maximum value. This may vary depending on the product selected, please see our website for full details.

### Application Fee\*

The Application Fee includes £175 to process the application and a Valuation Fee. The Valuation Fee is based on the greater of the purchase price or value of the property. The Application Fee is payable on application and is non-refundable.

For property values up to £500,000, the Valuation Fee is £0. There is a maximum of two free valuations for purchase applications and one free valuation for remortgage applications. For property values above £500,000, the Valuation Fee scale applies less £330 discount. There is a maximum of two discounted valuations for purchase applications and one discounted valuation for remortgage applications.

### Product Fee\*

The Product Fee is payable when the mortgage starts (known as completion) and is not refundable. The fee will normally be deducted from the amount sent at completion.

The Product Fee charged will be the standard Product Fee or Large Loan Fee (whichever is higher).

### Early Repayment Charges

Where an Early Repayment Charge is shown on our website this applies for the duration of the initial interest rate. During this period, capital repayments of up to 10% of the original advance 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.

You can't carry the 10% allowance forward to future years, so for example if you pay off 5% in one year, you can't then pay off 15% the following year without having to pay an ERC. The allowance will stay at 10% per year. If you're paying back the whole of your loan, no allowance applies. This means that you will have to pay the ERC on the capital balance at the time you repay the whole of your loan. We show the ERC for each mortgage product on our website.

### 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 on our website and will only apply during the initial discounted period.

### Term

The minimum mortgage term is 5 years and the maximum is 40 years. If the term chosen will extend beyond your expected retirement age, please state in the application form how you will meet the repayments once retired.

### **Legal representatives**

There are various legal costs associated with taking a mortgage and these will be your responsibility unless the product you select includes help with the legal costs. We may be prepared to use your nominated solicitor / licensed conveyancer to act for us. Please note, if your solicitor / licensed conveyancer is not on our panel of approved firms, managed by LMS, we'll need to appoint our own and you will need to pay the cost of this. In circumstances where we are separately represented, we will notify you of the fees.

### **Assistance with Legal Fees**

We offer assistance with Legal Fees on our remortgage products. This usually means that either we will select a legal representative of our choice, which may be our in-house Legal Services Department, or you can nominate your own legal representative. There are certain circumstances when you must choose your own legal representative. These are explained below.

1. The property is unregistered
2. A change of ownership is required
3. The total mortgage amount is not for the financial benefit of all the borrowers
4. Not all the borrowers will own the property
5. You require legal advice on any other aspect of your remortgage

Where you nominate your own legal representative or if any of the above circumstances apply (and you need to nominate your own legal representative) we will contribute £400 towards your legal costs. You will be responsible for any additional legal costs and disbursements. Our contribution towards the costs will be paid to your solicitors / you at completion. Your selected legal representative must be on our panel – please contact us for more details regarding this.

Our in-house Legal Services Department carry out the work on our behalf and it's important to note that they cannot act for you or provide you with any legal advice on your remortgage.

### **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, 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 must make your own insurance arrangements, subject to certain minimum requirements regarding the extent of risks included and the amount of cover.

### **Representative example**

The representative example shown on our website is an illustration of a typical mortgage and its total costs.

### **Annual mortgage statement and tax year interest certificate**

In January each year we will send you a mortgage statement showing your transactions in the previous calendar year and the total of interest charged. As a chargeable additional service, we can provide a certificate of interest paid on a tax year basis.

These certificates are individually calculated on request and the current charge, which is normally debited to your mortgage account, is £15 per account per tax year. Our mortgage administration charges are shown in our Tariff of Mortgage Charges, which is enclosed with your annual mortgage statement when changes occur.



### **Financial services**

To ensure that you are fully aware of the options available for repayment of the mortgage, you should seek specialist advice.

\* Fees are non-refundable in the instance of either party withdrawing.

Family Building Society, Ebbisham House, 30 Church Street, Epsom, Surrey KT17 4NL  
Tel: **03330 140140** Email: **newbusiness@familybsoc.co.uk**  
Website: **familybuildingsociety.co.uk**

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

Family Building Society is a trading name of National Counties Building Society which is 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](http://register.fca.org.uk)

M/304/0921/FBS/MKTG