



Additional information about our mortgages Expat Owner Occupier – Existing Borrower

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

Our Family Service Team are 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 on our website, 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.

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 or tracker period.

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.

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.

Representative example

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

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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

M/305/0921/FBS/MKTG