

Additional Information about our Mortgages

Buy to Let – Existing Borrower

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

Our Family Service Team is happy to provide information about the mortgage products we have on offer, however, we do not provide advice or personal recommendations relating to Buy to Let mortgage products. Should you require clarification on any point, please contact our Family Service Team on the number given overleaf.

Tenancies

Diplomatic, University / College, Housing Association, Council and DSS lets will not be accepted. There must be only one agreement which will be approved by the Society's solicitors or licensed conveyancers. Assured shorthold tenancies are only acceptable with the period for each tenancy not less than six months and not more than 12 months, except where the tenancy is to either a Limited Company, or to an individual(s) subject to a rent exceeding £100,000 per year. Rent must not be payable more than one month in advance without our prior approval. The tenant must not be either related to the borrower or the unmarried partner of the borrower.

Where the tenancy is to either a Limited Company, or an individual(s) subject to a rent exceeding £100,000 per year, the letting must not exceed one year or, exceptionally, two years.

For tenancies that have commenced after 1 April 2018, the property should have an Energy Performance Certificate rating of 'E', or above.

Property

Properties must be within predominantly residential areas. Flats above commercial premises are not acceptable. Properties with more than one kitchen or more than four bedrooms or more than four tenants or properties designated as houses in multiple occupation (HMOs) will not be accepted.

Costs to transfer to 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 when 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).

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.

Product portability

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 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 investment 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.

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Website: familybuildingsociety.co.uk

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