

PRODUCT GUIDE

Important stuff just for mortgage brokers

Issue 390

Valid from 03.04.2025

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Intermediary Exclusive Rates

Retrofit Boost Purchase Range

Key Features:

- £5k cashback Min Loan £100,000 - Max Loan £500,000
- £7k cashback Min Loan £125,000 - Max Loan £500,000
- £10k cashback Min Loan £200,000 - Max Loan £500,000
- Cashback must be used for eligible energy-efficient home improvements.

Residential Everyday Purchase Range

Product	Max LTV	Rate with £995 Product Fee	Cashback
5 Year Fixed Rate	75%	4.82%	£5,000
	85%	4.91%	£5,000
5 Year Fixed Rate	75%	5.03%	£7,000
	85%	5.12%	£7,000
5 Year Fixed Rate	75%	5.34%	£10,000
	85%	5.43%	£10,000

BTL Everyday Purchase Range

Product	Max LTV	Rate with £1,995 Product Fee	Cashback
5 Year Fixed Rate	75%	4.93%	£5,000

Retrofit Boost Remortgage Range

Key Features:

- £5k cashback Min Loan £100,000 - Max Loan £500,000
- £7k cashback Min Loan £125,000 - Max Loan £500,000
- £10k cashback Min Loan £200,000 - Max Loan £500,000
- Free Valuation for Remortgage customers.
- Cashback must be used for eligible energy-efficient home improvements.

Residential Everyday Remortgage Range

Product	Max LTV	Rate with £995 Product Fee	Cashback
5 Year Fixed Rate	75%	4.82%	£5,000
	85%	4.91%	£5,000
5 Year Fixed Rate	75%	5.03%	£7,000
	85%	5.12%	£7,000
5 Year Fixed Rate	75%	5.34%	£10,000
	85%	5.43%	£10,000

BTL Everyday Remortgage Range

Product	Max LTV	Rate with £1,995 Product Fee	Cashback
5 Year Fixed Rate	75%	4.93%	£5,000

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Intermediary Exclusive Rates

Residential Purchase Exclusives

Key Features:

- A mortgage designed exclusively for new build customers, brought to you in partnership with Own New.
- 5% Builder's incentive is used to reduce the interest rate during the fixed rate incentive period.
- Only available to Own New accredited brokers. You can find out how to become accredited at https://ownnew.co.uk/for_brokers.
- £250 cashback incentive.

Own New Fixed Rate Reducer Everyday Purchase Range: 5% Incentive

Product	Max LTV	Rate with £995 Product Fee
2 Year Fixed Rate	60%	0.50%
	75%	1.24%
	85%	1.74%
	90%	2.14%
5 Year Fixed Rate	60%	2.75%
	75%	3.07%
	85%	3.31%
	90%	3.53%

Key Features:

- A mortgage designed exclusively for new build customers, brought to you in partnership with Own New.
- 3% Builder's incentive is used to reduce the interest rate during the fixed rate incentive period.
- Only available to Own New accredited brokers. You can find out how to become accredited at https://ownnew.co.uk/for_brokers.
- £250 cashback incentive.

Own New Fixed Rate Reducer Everyday Purchase Range: 3% Incentive

Product	Max LTV	Rate with £995 Product Fee
2 Year Fixed Rate	60%	2.00%
	75%	2.53%
	85%	2.87%
	90%	3.22%
5 Year Fixed Rate	60%	3.39%
	75%	3.58%
	85%	3.76%
	90%	3.96%

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Intermediary Exclusive Rates

Residential Purchase Exclusives

Fix and Switch Everyday Purchase Range: 5 Year Fixed 2 Year ERC

Key Features:

- Fix and Switch offers your customers a 5 Year Fixed Rate mortgage with a 2 Year Early Repayment Charge (ERC). This means your customers get certainty for five years on their interest rate and monthly payments, but if interest rates go down, your customer can switch to another deal after two years without incurring an ERC.
- Free valuation for purchase customers

Product	Max LTV	Rate with Fee Saver Option
5 Year Fixed Rate (2 Year ERC)	80%	4.79%
	90%	5.11%
	95%	5.40%

Everyday Fixed Rate Purchase Range

Key Features:

- Free valuation for purchase customers

Product	Max LTV	Rate with £895 Product Fee	Rate with Fee Saver Option
2 Year Fixed Rate	80%	4.42%	4.64%
5 Year Fixed Rate	80%	4.31%	4.44%

Residential £1m+ Purchase Exclusives

Key Features:

- Maximum loan size £2,000,000.

£1m+ Everyday Fixed Rate Purchase Range

Product	Max LTV	Rate with £1,995 Product Fee
2 Year Fixed Rate	75%	4.68%
5 Year Fixed Rate	75%	4.58%

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Everyday residential rates

Key Features:

- £300 cashback incentive on 2 & 5 Year fixed rates.
- Free valuation for 10 year 75% LTV customers

Everyday Fixed Rate Purchase Range

Product	Max LTV	Rate with £995 Product Fee	Rate with Fee Saver Option*
2 Year Fixed Rate	65%	4.37%	4.63%
	75%	4.43%	4.68%
	85%	4.55%	4.84%
5 Year Fixed Rate	65%	4.34%	4.44%
	75%	4.34%	4.44%
	85%	4.43%	4.63%
10 Year Fixed Rate	75%	-	4.72%

* These products have a minimum loan size of £50,000.

Key Features:

- Maximum purchase price of £600k, available on new-builds at up to 90% LTV.
- Not available on ex-MOD or ex-council flats.
- Not available on flats or maisonettes in building over 4 storeys.
- £300 cashback incentive.
- Free valuation for 2 & 5 year 95% LTV customers

Everyday Fixed Rate Purchase Range

Product	Max LTV	Rate with £995 Product Fee	Rate with Fee Saver Option*
2 Year Fixed Rate	90%	4.80%	5.01%
	95%	-	5.30%
5 Year Fixed Rate	90%	4.59%	4.74%
	95%	-	5.03%
10 Year Fixed Rate	95%	-	5.29%

* These products have a minimum loan size of £50,000.

New Build Greener residential rates

Key Features:

- Available on new-builds only with a certified or predicted energy efficiency rating of "A" or "B"
- Free valuation for purchase customers

Everyday Fixed Rate Purchase Range

Product	Max LTV	Rate with £995 Product Fee	Rate with Fee Saver Option
2 Year Fixed Rate	65%	4.33%	-
	75%	4.39%	4.64%
	85%	4.51%	4.80%
	90%	4.76%	4.97%
5 Year Fixed Rate	65%	4.30%	-
	75%	4.30%	4.40%
	85%	4.39%	4.59%
	90%	4.55%	4.70%

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Shared Ownership Mortgages

Exclusive Fix and Switch Everyday Purchase Range: 5 Year Fixed 2 Year ERC

Key Features:

- Fix and Switch offers your customers a 5 Year Fixed Rate mortgage with a 2 Year Early Repayment Charge (ERC). This means your customers get certainty for five years on their interest rate and monthly payments, but if interest rates go down, your customer can switch to another deal after two years without incurring an ERC.
- Free valuation for purchase customers

Product	Max LTV	Rate with Fee Saver Option
5 Year Fixed Rate (2 Year ERC)	85%	4.95%
	90%	5.12%
	95%	5.43%

Key Features:

- £200 cashback incentive.
- Free valuation for purchase customers
- Available in England and Wales.

Everyday Fixed Rate Purchase Range

Product	Max LTV	Rate with £995 Product Fee	Rate with Fee Saver Option
2 Year Fixed Rate	85%	4.44%	4.82%
	90%	4.78%	4.99%
	95%	-	5.30%
5 Year Fixed Rate	85%	4.41%	4.61%
	90%	4.50%	4.72%
	95%	-	5.02%

Shared Ownership New Build Green Mortgages

Key Features:

- £200 cashback incentive.
- Free valuation for purchase customers
- Available in England and Wales.

Everyday Fixed Rate Purchase Range

Product	Max LTV	Rate with £995 Product Fee	Rate with Fee Saver Option
2 Year Fixed Rate	85%	4.42%	4.80%
	90%	4.76%	4.97%
	95%	-	5.28%
5 Year Fixed Rate	85%	4.39%	4.59%
	90%	4.48%	4.70%
	95%	-	5.00%

Freedom to Fix residential rates

Key Features:

- Option to switch, ERC free, onto any fixed rate.
- Call 0345 601 0680 (option 1), to let us know which product transfer rate your customer would prefer.

Everyday Tracker Rate Purchase Range

Product	Max LTV	Rate with £995 Product Fee
2 Year Tracker Rate	65%	4.85% (BOE + 0.35%)
	75%	4.92% (BOE + 0.42%)
	85%	5.14% (BOE + 0.64%)

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Intermediary Exclusive Rates

Residential Remortgage Exclusives

Key Features:

- Fix and Switch offers your customers a 5 Year Fixed Rate mortgage with a 2 Year Early Repayment Charge (ERC). This means your customers get certainty for five years on their interest rate and monthly payments, but if interest rates go down, your customer can switch to another deal after two years without incurring an ERC.
- Free basic valuation and standard legal work.

Fix and Switch Everyday Remortgage Range: 5 Year Fixed 2 Year ERC

Product	Max LTV	Rate with Fee Saver Option
5 Year Fixed Rate	75%	4.87%
(2 Year ERC)	85%	5.18%

Residential £1m+ Remortgage Exclusives

Key Features:

- Maximum loan size £2,000,000.
- Free basic valuation and standard legal work.

£1m+ Everyday Fixed Rate Remortgage Range

Product	Max LTV	Rate with £1,995 Product Fee
2 Year Fixed Rate	75%	4.67%
5 Year Fixed Rate	75%	4.50%

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Everyday residential rates

Key Features:

- Free basic valuation and standard legal work

Everyday Fixed Rate Remortgage Range

Product	Max LTV	Rate with £995 Product Fee	Rate with Fee Saver Option
2 Year Fixed Rate	65%	4.37%	4.72%
	75%	4.42%	4.77%
	80%	4.72%	5.02%
	85%	4.78%	5.08%
5 Year Fixed Rate	65%	4.35%	4.47%
	75%	4.35%	4.47%
	80%	4.44%	4.59%
10 Year Fixed Rate	85%	4.44%	4.62%
	75%	-	4.72%

Key Features:

- Not available on flats or maisonettes in building over 4 storeys.
- Not available on ex-MOD or ex-council flats.
- Free basic valuation and standard legal work.

Everyday Fixed Rate Remortgage Range

Product	Max LTV	Rate with £995 Product Fee	Rate with Fee Saver Option
2 Year Fixed Rate	90%	5.09%	5.38%
5 Year Fixed Rate	90%	4.63%	4.86%

Freedom to Fix residential rates

Key Features:

- Free basic valuation and standard legal work.
- Option to switch, ERC free, onto any fixed rate.
- Call 0345 601 0680 (option 1), to let us know which product transfer rate your customer would prefer.

Everyday Tracker Rate Remortgage Range

Product	Max LTV	Rate with £995 Product Fee
2 Year Tracker Rate	65%	4.85% (BOE + 0.35%)
	75%	4.92% (BOE + 0.42%)
	85%	5.14% (BOE + 0.64%)

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Intermediary Exclusive Rates

BTL Exclusives

Key Features:

- Fix and Switch offers your customers a 5 Year Fixed Rate mortgage with a 2 Year Early Repayment Charge (ERC). This means your customers get certainty for five years on their interest rate and monthly payments, but if interest rates go down, your customer can switch to another deal after two years without incurring an ERC.
- Free basic valuation and £250 cashback for remortgage customers.
- Free basic valuation for purchase customers.

Fix and Switch Everyday Purchase and Remortgage Range: 5 Year Fixed 2 Year ERC

Product	Max LTV	Rate with Fee Saver Option
5 Year Fixed Rate (2 Year ERC)	60%	4.90%
	75%	5.08%

Portfolio Fix and Switch Everyday Purchase and Remortgage Range: 5 Year Fixed 2 Year ERC

Product	Max LTV	Rate with Fee Saver Option
5 Year Fixed Rate (2 Year ERC)	60%	5.10%
	75%	5.28%

Key Features:

- Free basic valuation and standard legal work for remortgage customers.
- Non-portfolio rates with 3% fee also available with free basic valuation and £300 cashback for remortgage customers.

Everyday Fixed Rate Purchase and Remortgage Range

Product	Max LTV	Rate with 1% Product Fee	Rate with 3% Product Fee
2 Year Fixed Rate	60%	4.30%	3.49%
	75%	4.44%	3.64%
	80%	5.40%	-
5 Year Fixed Rate	60%	4.26%	3.82%
	75%	4.37%	3.93%
	80%	5.00%	-

Portfolio Everyday Fixed Rate Purchase and Remortgage Range

Product	Max LTV	Rate with 1% Product Fee	Rate with 3% Product Fee
2 Year Fixed Rate	60%	4.50%	3.69%
	75%	4.64%	3.84%
5 Year Fixed Rate	60%	4.46%	4.02%
	75%	4.57%	4.13%

Key Features:

- Free basic valuation and standard legal work for remortgage customers.
- £300 cashback incentive for purchase customers.

Everyday Fixed Rate Purchase and Remortgage Range

Product	Max LTV	Rate with £2,195 Product Fee
2 Year Fixed Rate	60%	4.26%
	75%	4.39%
5 Year Fixed Rate	60%	4.29%
	75%	4.32%

Portfolio Everyday Fixed Rate Purchase and Remortgage Range

Product	Max LTV	Rate with £2,195 Product Fee
2 Year Fixed Rate	60%	4.46%
	75%	4.59%
5 Year Fixed Rate	60%	4.49%
	75%	4.52%

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Everyday Buy-to-Let rates

Non-Portfolio Landlord

Key Features:

- Free valuation and choice of £300 cashback or free legals for remortgage customers.
- £500 cashback for purchase customers.

Everyday Fixed Rate Purchase and Remortgage Range

Product	Max LTV	Rate with £995 Product Fee	Rate with Fee Saver Option **
2 Year Fixed Rate	60%	4.59%	-
	75%	4.69%	4.93%
5 Year Fixed Rate	60%	4.39%	-
	75%	4.49%	4.65%
	80%	5.09%*	-

* This product has a maximum loan size of £350,000.

** These products have a minimum loan size of £75,000.

Everyday Tracker Rate Purchase and Remortgage Range

Product	Max LTV	Rate with £995 Product Fee
2 Year Tracker Rate	60%	5.20% (BOE + 0.70%)
	75%	5.60% (BOE + 1.10%)

Portfolio Landlord

- Free valuation and choice of £300 cashback or free legals for remortgage customers.
- £500 cashback for purchase customers.

Everyday Fixed Rate Purchase and Remortgage Range for Portfolio Landlords

Product	Max LTV	Rate with £995 Product Fee
2 Year Fixed Rate	60%	4.74%
	75%	4.84%
5 Year Fixed Rate	60%	4.54%
	75%	4.64%

Everyday Tracker Rate Purchase and Remortgage Range for Portfolio Landlords

Product	Max LTV	Rate with £995 Product Fee
2 Year Tracker Rate	60%	5.30% (BOE + 0.80%)
	75%	5.70% (BOE + 1.20%)

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Product Transfer

Everyday residential, Shared Ownership and Help to Buy rates

Key Features:

- No valuation or legal fees
- Products with an LTV of greater than 85% are not available with additional borrowing.
- Shared Ownership and Help To Buy - Customers must remain on capital and interest repayment.

Everyday Fixed Rate Product Transfer Range

Product	Max LTV	Rate with £1995 Product Fee
2 Year Fixed Rate	65%	4.15%
	75%	4.25%
5 Year Fixed Rate	65%	4.11%
	75%	4.27%

Product	Max LTV	Rate with £995 Product Fee	Rate with Fee Saver Option
1 Year Fixed Rate	65%	-	5.14%
	75%	-	5.29%
	95%	-	6.19%*
2 Year Fixed Rate	65%	4.25%	4.68%
	75%	4.35%	4.70%
	80%	4.72%	5.02%
	85%	4.78%	5.08%
	90%	5.09%	5.38%
	95%	-	5.77%*
3 Year Fixed Rate	65%	4.20%	4.63%
	75%	4.30%	4.65%
	80%	4.73%	5.03%
	85%	4.73%	5.03%
	90%	5.04%	5.33%
	95%	-	5.72%*
5 Year Fixed Rate	65%	4.19%	4.39%
	75%	4.35%	4.47%
	80%	4.44%	4.59%
	85%	4.44%	4.62%
	90%	4.63%	4.86%
	95%	-	5.02%*
10 Year Fixed Rate	90%	-	4.99%

* Also available to existing customers with LTV >95% (no additional borrowing)

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ERC Free residential rates

Key Features:

- No valuation or legal fees.
- No Early Repayment Charge.
- Shared Ownership and Help To Buy - Customers must remain on capital and interest repayment.

Everyday ERC Free Tracker Rate Product Transfer Range

Product	Max LTV	Rate with £495 Product Fee
2 Year Tracker Rate	90%	5.44% (BOE + 0.94%)

Freedom to Fix residential rates

Key Features:

- No valuation or legal fees.
- Option to switch, ERC free, onto any fixed rate.
- Call 0345 601 0680 (option 1), to let us know which product transfer rate your customer would prefer.
- Shared Ownership and Help To Buy - Customers must remain on capital and interest repayment.

Everyday Tracker Rate Product Transfer Range

Product	Max LTV	Rate with £995 Product Fee
2 Year Tracker Rate	65%	4.73% (BOE + 0.23%)
	75%	4.87% (BOE + 0.37%)
	85%	5.14% (BOE + 0.64%)

Flexible residential rates

Key Features:

- No valuation or legal fees.
- Option to underpay, overpay (as much as you like) or borrow back previous overpayments (min £500).
- Shared Ownership and Help To Buy - Customers must remain on capital and interest repayment.

Flexible Tracker Rate Product Transfer Range

Product	Max LTV	Rate with £995 Product Fee
2 Year Tracker Rate	65%	5.25% (BOE + 0.75%)
	75%	5.37% (BOE + 0.87%)
	85%	5.40% (BOE + 0.90%)

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Everyday Buy-to-Let rates

Key Features:

- No valuation or legal fees.
- Products with an LTV of greater than 75% are not available with additional borrowing.

Everyday Fixed Rate Product Transfer Range

Product	Max LTV	Rate with £3,995 Product Fee	Rate with £1,995 Product Fee
2 Year Fixed Rate	60%	4.10%	4.29%
	75%	4.25%	4.46%
3 Year Fixed Rate	60%	-	4.24%
	75%	-	4.41%
5 Year Fixed Rate	60%	4.09%	4.19%
	75%	4.24%	4.34%

Everyday Fixed Rate Product Transfer Range

Product	Max LTV	Rate with £995 Product Fee	Rate with Fee Saver Option
2 Year Fixed Rate	60%	4.59%	4.75%
	75%	4.69%	4.93%
	80%	5.30%	5.79%
	95%	-	5.79%*
3 Year Fixed Rate	60%	-	4.70%
	75%	-	4.88%
	95%	-	5.74%*
5 Year Fixed Rate	60%	4.39%	4.49%
	75%	4.49%	4.65%
	80%	4.82%	5.39%
	95%	-	5.45%*

* This product has a maximum loan size of £350,000.

Everyday Tracker Rate Product Transfer Range

Product	Max LTV	Rate with £995 Product Fee
2 Year Tracker Rate	60%	5.18% (BOE + 0.68%)
	75%	5.60% (BOE + 1.10%)

Key Features:

- No valuation or legal fees
- No Early Repayment Charge.

Everyday ERC Free Tracker Rate Product Transfer Range

Product	Max LTV	Rate with £995 Product Fee
2 Year Tracker Rate	75%	5.70% (BOE + 1.20%)

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Early Repayment Charges

Fixed term	Early Repayment Charge
10 Years	8% until 01 June 2027
	7% until 01 June 2029
	6% until 01 June 2030
	5% until 01 June 2031
	4% until 01 June 2032
	3% until 01 June 2033
	2% until 01 June 2034
5 Years	1% until 01 June 2035
	5% until 01 June 2027
	4% until 01 June 2028
3 Years	3% until 01 June 2029
	2% until 01 June 2030
	3.5% until 01 June 2026
2 Years	2.5% until 01 June 2027
	2% until 01 June 2028
2 Years (Tracker)	2.5% until 01 June 2026
	1.5% until 01 June 2027
1 Year	0.5% until 01 June 2026
	0.25% until 01 June 2027
1 Year	1.5% until 01 June 2026

Everyday products: if a customer repays early, we base our charges on the outstanding loan balance. As long as their overpayments don't add up to 10% of the remaining balance per calendar year, we don't charge for them.

Flexible products: customers can make unlimited overpayments on Flexible products as long as they don't pay off the loan in full. If the full loan is repaid before the product matures, we base our charges on the original loan balance.

- You can switch your customer's previously selected product onto a new product from our current new business range as many times as needed prior to completion.
- For product transfers or new business submit the form held on the intermediary website.

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