

# The following products will be withdrawn from close of business **Tuesday 15 May 2018.**

## **Processing your DIPs**

The deadline for the completion of DIPs on the products being withdrawn is close of business **Tuesday 15 May 2018.**

If you have already completed a DIP, either at refer or accept stage, pipeline applications will be accepted until close of business **Tuesday 22 May 2018.**

This information is for the use of professional intermediaries only. It is not a consumer advertisement and should not be displayed as such or handed out to the public. Criteria is subject to change, please check before submitting applications.

## Purchase/Mover

Product	Max LTV	APRC	Loan	Product description	Fees	Additional features	Early repayment charge
<b>2 year fixed rate products</b>							
<b>1.64%</b> fixed until 31/05/2020 (15330)	<b>75%</b> (excl. fees)	<b>3.9%</b>	<b>Min</b> £40,000 <b>Max</b> £1,000,000	<ul style="list-style-type: none"> <li>After 31/05/2020 the rate reverts to Standard Variable Rate for the rest of the term, currently <b>4.24%</b> variable</li> <li>Interest will be charged to the end of the month of redemption</li> <li>Overpayments below £1,000 (Any overpayments made will cause the amount upon which interest is charged, to be reduced at the month end)</li> </ul>	Standard legal fees Completion fee £999	Booking fee £0 Free first standard valuation (maximum £740)	<p>Early repayment charges apply for any payments made which exceed the overpayment allowance or if the mortgage is exited early.</p> <p>The fees are:</p> <p>Until 31/05/2019: <b>3%</b> of the amount repaid.</p> <p>Until 31/05/2020: <b>2%</b> of the amount repaid.</p>
<b>1.89%</b> fixed until 31/05/2020 (15329)	<b>75%</b> (excl. fees)	<b>3.9%</b>			Standard legal fees	Booking fee £0 Completion fee £0 Free first standard valuation (maximum £740)	
<b>1.69%</b> fixed until 31/05/2020 (15332)	<b>80%</b> (excl. fees)	<b>3.9%</b>			Standard legal fees Completion fee £999	Booking fee £0 Free first standard valuation (maximum £740)	
<b>1.94%</b> fixed until 31/05/2020 (15331)	<b>80%</b> (excl. fees)	<b>3.9%</b>			Standard legal fees	Booking fee £0 Completion fee £0 Free first standard valuation (maximum £740)	
<b>2.24%</b> fixed until 31/05/2020 (15381)	<b>85%</b> (excl. fees)	<b>4.0%</b>	<b>Min</b> £100,000 <b>Max</b> £500,000			Booking fee £0 Completion fee £0 Free first standard valuation (maximum £740) £500 cashback	

These mortgage products are for a set period of time with a fixed end date. Depending on the date of completion the initial rate may be slightly less or more than the term stated.



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## Purchase/Mover

Product	Max LTV	APRC	Loan	Product description	Fees	Additional features	Early repayment charge
<b>2 year fixed rate products</b> (continued)							
<b>1.99%</b> fixed until 31/05/2020 (15383)	<b>90%</b> (excl. fees)	<b>4.0%</b>	<b>Min</b> £40,000 <b>Max</b> £500,000	<ul style="list-style-type: none"> <li>After 31/05/2020 the rate reverts to Standard Variable Rate for the rest of the term, currently <b>4.24%</b> variable</li> <li>Interest will be charged to the end of the month of redemption</li> <li>Overpayments below £1,000 (Any overpayments made will cause the amount upon which interest is charged, to be reduced at the month end)</li> </ul>	Standard legal fees Completion fee £999	Booking fee £0 Free first standard valuation (maximum £740)	<p>Early repayment charges apply for any payments made which exceed the overpayment allowance or if the mortgage is exited early.</p> <p>The fees are: Until 31/05/2019: <b>3%</b> of the amount repaid. Until 31/05/2020: <b>2%</b> of the amount repaid.</p>
<b>2.29%</b> fixed until 31/05/2020 (15382)	<b>90%</b> (excl. fees)	<b>4.0%</b>			Standard legal fees	Booking fee £0 Completion fee £0 Free first standard valuation (maximum £740)	
<b>2.69%</b> fixed until 31/05/2020 (15333)	<b>90%</b> (excl. fees)	<b>4.1%</b>	<b>Min</b> £100,000 <b>Max</b> £500,000			Booking fee £0 Completion fee £0 Free first standard valuation (maximum £740) £1,000 cashback	
<b>3.49%</b> fixed until 31/05/2020 (15384)	<b>95%</b> (incl. fees)	<b>4.2%</b>	<b>Min</b> £40,000 <b>Max</b> £250,000			Booking fee £0 Completion fee £0 Free first standard valuation (maximum £740)	

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## Purchase/Mover

Product	Max LTV	APRC	Loan	Product description	Fees	Additional features	Early repayment charge
3 year fixed rate products							
<b>2.19%</b> fixed until 31/05/2021 (15307)	<b>75%</b> (excl. fees)	<b>3.8%</b>	<b>Min</b> £40,000 <b>Max</b> £1,000,000	<ul style="list-style-type: none"><li>After 31/05/2021 the rate reverts to Standard Variable Rate for the rest of the term, currently <b>4.24%</b> variable</li><li>Interest will be charged to the end of the month of redemption</li><li>Overpayments below £1,000 (Any overpayments made will cause the amount upon which interest is charged, to be reduced at the month end)</li></ul>	Standard legal fees	Booking fee £0 Completion fee £0 Free first standard valuation (maximum £740)	Early repayment charges apply for any payments made which exceed the overpayment allowance or if the mortgage is exited early. The fees are: Until 31/05/2019: <b>4%</b> of the amount repaid; Until 31/05/2020: <b>3%</b> of the amount repaid; Until 31/05/2021: <b>2%</b> of the amount repaid.
<b>2.29%</b> fixed until 31/05/2021 (15308)	<b>80%</b> (excl. fees)	<b>3.8%</b>					
<b>2.19%</b> fixed until 31/05/2021 (15310)	<b>90%</b> (excl. fees)	<b>3.8%</b>	Standard legal fees Completion fee £999		Booking fee £0 Free first standard valuation (maximum £740)		
<b>2.39%</b> fixed until 31/05/2021 (15328)	<b>90%</b> (excl. fees)	<b>3.8%</b>				Standard legal fees	
<b>2.69%</b> fixed until 31/05/2021 (15309)	<b>90%</b> (excl. fees)	<b>3.9%</b>	Booking fee £0 Completion fee £0 Free first standard valuation (maximum £740) £1,000 cashback				
<b>3.54%</b> fixed until 31/05/2021 (15368)	<b>95%</b> (incl. fees)	<b>4.2%</b>	Booking fee £0 Completion fee £0 Free first standard valuation (maximum £740)				

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## Remortgage

Product	Max LTV	APRC	Loan	Product description	Fees	Additional features	Early repayment charge
2 year fixed rate products							
<b>1.69%</b> fixed until 31/05/2020 (15374)	<b>75%</b> (excl. fees)	<b>3.9%</b>	<b>Min</b> £40,000 <b>Max</b> £500,000	<ul style="list-style-type: none"> <li>After 31/05/2020 the rate reverts to Standard Variable Rate for the rest of the term, currently <b>4.24%</b> variable</li> <li>Interest will be charged to the end of the month of redemption</li> <li>Overpayments below £1,000 (Any overpayments made will cause the amount upon which interest is charged, to be reduced at the month end)</li> </ul>	Completion fee £999	Booking fee £0 Free first standard valuation (maximum £740) Fees assisted legals	Early repayment charges apply for any payments made which exceed the overpayment allowance or if the mortgage is exited early.  The fees are: Until 31/05/2019: <b>3%</b> of the amount repaid. Until 31/05/2020: <b>2%</b> of the amount repaid.
<b>1.94%</b> fixed until 31/05/2020 (15373)	<b>75%</b> (excl. fees)	<b>3.9%</b>	<b>Min</b> £40,000 <b>Max</b> £1,000,000		N/A	Booking fee £0 Completion fee £0 Free first standard valuation (maximum £740) Fees assisted legals	
<b>1.74%</b> fixed until 31/05/2020 (15341)	<b>80%</b> (excl. fees)	<b>3.9%</b>			Completion fee £999	Booking fee £0 Free first standard valuation (maximum £740) Fees assisted legals	

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## Remortgage

Product	Max LTV	APRC	Loan	Product description	Fees	Additional features	Early repayment charge
2 year fixed rate products (continued)							
<b>2.04%</b> fixed until 31/05/2020 (15340)	<b>80%</b> (excl. fees)	<b>3.9%</b>	<b>Min</b> £40,000 <b>Max</b> £1,000,000	<ul style="list-style-type: none"><li>After 31/05/2020 the rate reverts to Standard Variable Rate for the rest of the term, currently <b>4.24%</b> variable</li><li>Interest will be charged to the end of the month of redemption</li><li>Overpayments below £1,000 (Any overpayments made will cause the amount upon which interest is charged, to be reduced at the month end)</li></ul>	N/A	Booking fee £0 Completion fee £0 Free first standard valuation (maximum £740) Fees assisted legals	Early repayment charges apply for any payments made which exceed the overpayment allowance or if the mortgage is exited early.  The fees are: Until 31/05/2019: <b>3%</b> of the amount repaid. Until 31/05/2020: <b>2%</b> of the amount repaid.
<b>1.99%</b> fixed until 31/05/2020 (15343)	<b>90%</b> (excl. fees)	<b>4.0%</b>	<b>Min</b> £40,000 <b>Max</b> £500,000		Completion fee £999	Booking fee £0 Free first standard valuation (maximum £740) Fees assisted legals	
<b>2.29%</b> fixed until 31/05/2020 (15342)	<b>90%</b> (excl. fees)	<b>4.0%</b>			N/A	Booking fee £0 Completion fee £0 Free first standard valuation (maximum £740) Fees assisted legals	
<b>2.29%</b> fixed until 31/05/2020 (15344)	<b>90%</b> (excl. fees)	<b>4.0%</b>			Standard legal fees	Booking fee £0 Completion fee £0 Free first standard valuation (maximum £740) £300 cashback	

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## Remortgage

Product	Max LTV	APRC	Loan	Product description	Fees	Additional features	Early repayment charge
3 year fixed rate products							
<b>2.19%</b> fixed until 31/05/2021 (15312)	<b>75%</b> (excl. fees)	<b>3.8%</b>	<b>Min</b> £40,000 <b>Max</b> £1,000,000	<ul style="list-style-type: none"><li>After 31/05/2021 the rate reverts to Standard Variable Rate for the rest of the term, currently <b>4.24%</b> variable</li><li>Interest will be charged to the end of the month of redemption</li><li>Overpayments below £1,000 (Any overpayments made will cause the amount upon which interest is charged, to be reduced at the month end)</li></ul>	N/A	Booking fee £0 Completion fee £0 Free first standard valuation (maximum £740) Fees assisted legals	Early repayment charges apply for any payments made which exceed the overpayment allowance or if the mortgage is exited early.  The fees are: Until 31/05/2019: <b>4%</b> of the amount repaid; Until 31/05/2020: <b>3%</b> of the amount repaid; Until 31/05/2021: <b>2%</b> of the amount repaid.
<b>2.29%</b> fixed until 31/05/2021 (15313)	<b>80%</b> (excl. fees)	<b>3.8%</b>					
<b>2.29%</b> fixed until 31/05/2021 (15315)	<b>90%</b> (excl. fees)	<b>3.9%</b>	<b>Min</b> £40,000 <b>Max</b> £500,000		Completion fee £999	Booking fee £0 Free first standard valuation (maximum £740) Fees assisted legals	
<b>2.49%</b> fixed until 31/05/2021 (15314)	<b>90%</b> (excl. fees)	<b>3.9%</b>			N/A	Booking fee £0 Completion fee £0 Free first standard valuation (maximum £740) Fees assisted legals	
<b>2.49%</b> fixed until 31/05/2021 (15316)	<b>90%</b> (excl. fees)	<b>3.9%</b>			Standard legal fees	Booking fee £0 Completion fee £0 Free first standard valuation (maximum £740) £300 cashback	

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## Lending criteria

Income multiples	Sole applicant		Income > £40,000 – 5 x Sole applicant Income ≤ £40,000 – 4.5 x Sole applicant		Joint applicant		Income > £40,000 – 4.5 x Joint, 5 + 1 x secondary income Income ≤ £40,000 – 4 x Joint, 4.5 + 1 x secondary income	
The above income multiples are subject to an affordability assessment being completed for all mortgage applications. Go to <b>wbfi.co.uk</b> to view our affordability calculator.								
Loan details	Minimum term 5 years	Maximum term 35 years	Maximum LTV 95% purchases and 90% remortgages (excluding fees)	Mortgage age All mortgages must be repaid before the applicant's 75th birthday	Repayment methods Capital & interest Interest only (see criteria below) Part & part (see criteria below)	Full lending criteria available at <b>wbfi.co.uk</b>		
Lending limits	£250,000 up to 95% LTV purchase only (incl. fees)		£500,000 up to 90% LTV purchases and remortgages (excl. fees)		£1,000,000 up to 80% LTV purchases and remortgages (excl. fees)			
Interest only lending	Available to 60% LTV  Part and part combined repayment method permitted to a maximum LTV of 95%.  The interest only element is available to a maximum LTV of 60%		Acceptable repayment vehicles <ul style="list-style-type: none"><li>• <b>Endowment Policy</b> – the evidenced projected value must be equal to or greater than the proposed loan amount or account exposure.</li><li>• <b>Investment &amp; Savings Plan (including ISA's)</b> – The value of the plan must have at least 50% of the requested 'interest only' amount with a plausible investment strategy being demonstrated to cover the full value.</li><li>• <b>Pension Provision</b> – the evidenced estimated pension tax free lump sum must have a value equal to or greater than the proposed loan amount or account exposure.</li></ul>					

For full details please refer to our Lending and Security Guidelines at [wbfi.co.uk](http://wbfi.co.uk)

## Valuation options

Purchase Price or Valuation of the property, whichever is higher	Free Standard Valuation†	Free Standard Valuation & Home Buyers Report†	Free Standard Valuation & Building Survey†	Standard Valuation*	Standard Valuation & Home Buyers Report*	Standard Valuation & Building Survey*
Up to £100,000	£0	£170.00	£372.00	£175.00	£345.00	£547.00
Up to £200,000	£0	£181.00	£420.00	£235.00	£416.00	£655.00
Up to £300,000	£0	£229.00	£483.00	£280.00	£509.00	£763.00
Up to £400,000	£0	£220.00	£478.00	£375.00	£595.00	£853.00
Up to £500,000	£0	£235.00	£505.00	£445.00	£680.00	£950.00
Up to £600,000	£0	£245.00	£563.00	£520.00	£765.00	£1083.00
Up to £700,000	£0	£266.00	£633.00	£585.00	£851.00	£1218.00
Up to £800,000	£0	£309.00	£714.00	£631.00	£940.00	£1345.00
Up to £900,000	£0	£340.00	£800.00	£685.00	£1025.00	£1485.00
Up to £1,000,000	£0	£370.00	£878.00	£740.00	£1110.00	£1618.00
Above £1,000,000	On Application	On Application	On Application	On Application	On Application	On Application

Refer to individual product details for further information regarding valuation charges.

† Where a free Standard Valuation is available (up to £740), only the additional amount is payable to upgrade to a Home Buyers Report or Building Survey. An admin fee of £75 is included where applicable.

\* Admin fee of £75 included.

^ Interest is charged on all fees added to the loan.

**Where a free valuation is available on the product, selected remortgage applications will now benefit from an automated valuation with a maximum LTV of 75%.**

Head Office: 2 Providence Place, West Bromwich B70 8AF. [www.westbrom.co.uk](http://www.westbrom.co.uk)

'the West Brom' and 'the West Brom for intermediaries' are trading names of West Bromwich Building Society.

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