

# The following products will be withdrawn from **Sunday 18 March 2018.**

## **Processing your DIPs**

The deadline for the completion of DIPs on the products being withdrawn is **Sunday 18 March 2018.**

If you have already completed a DIP, either at refer or accept stage, pipeline applications will be accepted until close of business **Saturday 24 March 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
2 year fixed rate products							
<b>1.94%</b> fixed until 31/03/2020 (15202)	<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 31/03/2020 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	Booking fee £0 Completion fee £0 Free first standard valuation (maximum £445)	Early repayment charges apply for any payments made which exceed the overpayment allowance or if the mortgage is exited early. The fees are: Until 31/03/2019: <b>3%</b> of the amount repaid. Until 31/03/2020: <b>2%</b> of the amount repaid.
<b>1.99%</b> fixed until 31/03/2020 (15203)	<b>80%</b> (excl. fees)	<b>3.9%</b>				Booking fee £0 Completion fee £0 Free first standard valuation (maximum £445)	
<b>2.09%</b> fixed until 31/03/2020 (15285)	<b>90%</b> (excl. fees)	<b>3.9%</b>	<b>Min</b> £40,000 <b>Max</b> £500,000			Booking fee £0 Completion fee £0 Free first standard valuation (maximum £445)	
<b>2.69%</b> fixed until 31/03/2020 (15204)	<b>90%</b> (excl. fees)	<b>4.0%</b>				Booking fee £0 Completion fee £0 Free first standard valuation (maximum £445) £1,000 cashback	
<b>3.54%</b> fixed until 31/03/2020 (15286)	<b>95%</b> (excl. fees)	<b>4.2%</b>				<b>Min</b> £40,000 <b>Max</b> £250,000	

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## Purchase/Mover

Product	Max LTV	APRC	Loan	Product description	Fees	Additional features	Early repayment charge
2 year discounted variable rate products							
<b>3.00%</b> discount off the West Brom's Standard Variable Rate until 31/03/2020 giving a current variable rate of <b>1.24%</b> , followed by the West Brom's Standard Variable Rate for the rest of the term, currently <b>4.24%</b> variable (15290)	<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>Interest will be charged to the end of the month of redemption</li> <li>Overpayments (Any overpayments made will cause the amount upon which interest is charged, to be reduced at the month end)</li> </ul>	Completion fee £999 Standard legal fees	Booking fee £0 Free first standard valuation (maximum £445)	None
<b>2.75%</b> discount off the West Brom's Standard Variable Rate until 31/03/2020 giving a current variable rate of <b>1.49%</b> , followed by the West Brom's Standard Variable Rate for the rest of the term, currently <b>4.24%</b> variable (15289)	<b>75%</b> (excl. fees)	<b>3.8%</b>			Standard legal fees	Booking fee £0 Completion fee £0 Free first standard valuation (maximum £445)	
<b>2.90%</b> discount off the West Brom's Standard Variable Rate until 31/03/2020 giving a current variable rate of <b>1.34%</b> , followed by the West Brom's Standard Variable Rate for the rest of the term, currently <b>4.24%</b> variable (15292)	<b>80%</b> (excl. fees)	<b>3.9%</b>			Completion fee £999 Standard legal fees	Booking fee £0 Free first standard valuation (maximum £445)	
<b>2.65%</b> discount off the West Brom's Standard Variable Rate until 31/03/2020 giving a current variable rate of <b>1.59%</b> , followed by the West Brom's Standard Variable Rate for the rest of the term, currently <b>4.24%</b> variable (15291)	<b>80%</b> (excl. fees)	<b>3.9%</b>			Standard legal fees	Booking fee £0 Completion fee £0 Free first standard valuation (maximum £445)	
<b>2.25%</b> discount off the West Brom's Standard Variable Rate until 31/03/2020 giving a current variable rate of <b>1.99%</b> , followed by the West Brom's Standard Variable Rate for the rest of the term, currently <b>4.24%</b> variable (15293)	<b>90%</b> (excl. fees)	<b>3.9%</b>					

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## Purchase/Mover

Product	Max LTV	APRC	Loan	Product description	Fees	Additional features	Early repayment charge
<b>2 year discounted variable rate products</b> (continued)							
<b>1.75%</b> discount off the West Brom's Standard Variable Rate until 31/03/2020 giving a current variable rate of <b>2.49%</b> , followed by the West Brom's Standard Variable Rate for the rest of the term, currently <b>4.24%</b> variable (15235)	<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>Interest will be charged to the end of the month of redemption</li> <li>Overpayments (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 £445) Cashback £1,000	None
<b>1.05%</b> discount off the West Brom's Standard Variable Rate until 31/03/2020 giving a current variable rate of <b>3.19%</b> , followed by the West Brom's Standard Variable Rate for the rest of the term, currently <b>4.24%</b> variable (15236)	<b>95%</b> (excl. fees)	<b>4.1%</b>	<b>Min</b> £40,000 <b>Max</b> £250,000			Booking fee £0 Completion fee £0 Free first standard valuation (maximum £445)	

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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 31/03/2021 (15217)	<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 31/03/2021 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 £445)	Early repayment charges apply for any payments made which exceed the overpayment allowance or if the mortgage is exited early.  The fees are: Until 31/03/2019: <b>4%</b> of the amount repaid; Until 31/03/2020: <b>3%</b> of the amount repaid; Until 31/03/2021: <b>2%</b> of the amount repaid.
<b>2.29%</b> fixed until 31/03/2021 (15218)	<b>80%</b> (excl. fees)	<b>3.8%</b>					
<b>2.39%</b> fixed until 31/03/2021 (15300)	<b>90%</b> (excl. fees)	<b>3.9%</b>	<b>Min</b> £40,000 <b>Max</b> £500,000				
<b>2.69%</b> fixed until 31/03/2021 (15299)	<b>90%</b> (excl. fees)	<b>3.9%</b>					
<b>3.59%</b> fixed until 31/03/2021 (15301)	<b>95%</b> (excl. fees)	<b>4.2%</b>				<b>Min</b> £40,000 <b>Max</b> £250,000	

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## Purchase/Mover

Product	Max LTV	APRC	Loan	Product description	Fees	Additional features	Early repayment charge
5 year fixed rate products							
<b>2.49%</b> fixed until 31/03/2023 (15224)	<b>75%</b> (excl. fees)	<b>3.6%</b>	<b>Min</b> £40,000 <b>Max</b> £1,000,000	<ul style="list-style-type: none"><li>After 31/03/2023 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 £445)	Early repayment charges apply for any payments made which exceed the overpayment allowance or if the mortgage is exited early.  The fees are: Until 31/03/2020: <b>5%</b> of the amount repaid; Until 31/03/2021: <b>4%</b> of the amount repaid; Until 31/03/2022: <b>3%</b> of the amount repaid; Until 31/03/2023: <b>2%</b> of the amount repaid.
<b>2.59%</b> fixed until 31/03/2023 (15225)	<b>80%</b> (excl. fees)	<b>3.6%</b>				Booking fee £0 Completion fee £0 Free first standard valuation (maximum £445)	
<b>2.59%</b> fixed until 31/03/2023 (15303)	<b>90%</b> (excl. fees)	<b>3.7%</b>	<b>Min</b> £40,000 <b>Max</b> £500,000			Booking fee £0 Completion fee £0 Free first standard valuation (maximum £445)	
<b>2.79%</b> fixed until 31/03/2023 (15302)	<b>90%</b> (excl. fees)	<b>3.7%</b>				Booking fee £0 Completion fee £0 Free first standard valuation (maximum £445) Cashback £1,000	
<b>3.94%</b> fixed until 31/03/2023 (15304)	<b>95%</b> (excl. 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 £445)	

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## Remortgage

Product	Max LTV	APRC	Loan	Product description	Fees	Additional features	Early repayment charge
2 year fixed rate products							
<b>1.99%</b> fixed until 31/03/2020 (15206)	<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 31/03/2020 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 £445) 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 31/03/2019: <b>3%</b> of the amount repaid. Until 31/03/2020: <b>2%</b> of the amount repaid.
<b>2.19%</b> fixed until 31/03/2020 (15287)	<b>90%</b> (excl. fees)	<b>4.0%</b>	<b>Min</b> £40,000 <b>Max</b> £500,000				
<b>2.19%</b> fixed until 31/03/2020 (15288)	<b>90%</b> (excl. fees)	<b>4.0%</b>			Standard legal fees	Booking fee £0 Completion fee £0 Free first standard valuation (maximum £445) £300 cashback	

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## Remortgage

Product	Max LTV	APRC	Loan	Product description	Fees	Additional features	Early repayment charge
2 year discounted variable rate products							
<b>3.00%</b> discount off the West Brom's Standard Variable Rate until 31/03/2020 giving a current variable rate of <b>1.24%</b> , followed by the West Brom's Standard Variable Rate for the rest of the term, currently <b>4.24%</b> variable (15295)	<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>Interest will be charged to the end of the month of redemption</li> <li>Overpayments (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 £445) Fees assisted legals	None
<b>2.75%</b> discount off the West Brom's Standard Variable Rate until 31/03/2020 giving a current variable rate of <b>1.49%</b> , followed by the West Brom's Standard Variable Rate for the rest of the term, currently <b>4.24%</b> variable (15294)		<b>3.8%</b>			N/A	Booking fee £0 Completion fee £0 Free first standard valuation (maximum £445) Fees assisted legals	
<b>2.90%</b> discount off the West Brom's Standard Variable Rate until 31/03/2020 giving a current variable rate of <b>1.34%</b> , followed by the West Brom's Standard Variable Rate for the rest of the term, currently <b>4.24%</b> variable (15297)	<b>80%</b> (excl. fees)	<b>3.9%</b>			Completion fee £999	Booking fee £0 Free first standard valuation (maximum £445) Fees assisted legals	
<b>2.65%</b> discount off the West Brom's Standard Variable Rate until 31/03/2020 giving a current variable rate of <b>1.59%</b> , followed by the West Brom's Standard Variable Rate for the rest of the term, currently <b>4.24%</b> variable (15296)		<b>3.9%</b>			N/A	Booking fee £0 Completion fee £0 Free first standard valuation (maximum £445) Fees assisted legals	

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## Remortgage

Product	Max LTV	APRC	Loan	Product description	Fees	Additional features	Early repayment charge
<b>2 year discounted variable rate products</b> (continued)							
<b>2.25%</b> discount off the West Brom's Standard Variable Rate until 31/03/2020 giving a current variable rate of <b>1.99%</b> , followed by the West Brom's Standard Variable Rate for the rest of the term, currently <b>4.24%</b> variable (15298)	<b>90%</b> (excl. fees)	<b>3.9%</b>	<b>Min</b> £40,000 <b>Max</b> £500,000	<ul style="list-style-type: none"> <li>Interest will be charged to the end of the month of redemption</li> <li>Overpayments (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 £445) Fees assisted legals	None

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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 31/03/2021 (15220)	<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 31/03/2021 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 £445) 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 31/03/2019: <b>4%</b> of the amount repaid; Until 31/03/2020: <b>3%</b> of the amount repaid; Until 31/03/2021: <b>2%</b> of the amount repaid.
<b>2.29%</b> fixed until 31/03/2021 (15221)	<b>80%</b> (excl. fees)	<b>3.8%</b>					
<b>2.74%</b> fixed until 31/03/2021 (15222)	<b>90%</b> (excl. fees)	<b>3.9%</b>	<b>Min</b> £40,000 <b>Max</b> £500,000		Standard legal fees	Booking fee £0 Completion fee £0 Free first standard valuation (maximum £445) £300 cashback	
<b>2.74%</b> fixed until 31/03/2021 (15223)	<b>90%</b> (excl. fees)	<b>3.9%</b>					

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## Remortgage

Product	Max LTV	APRC	Loan	Product description	Fees	Additional features	Early repayment charge
5 year fixed rate products							
<b>2.49%</b> fixed until 31/03/2023 (15227)	<b>75%</b> (excl. fees)	<b>3.6%</b>	<b>Min</b> £40,000 <b>Max</b> £1,000,000	<ul style="list-style-type: none"><li>After 31/03/2023 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 £445) 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 31/03/2020: <b>5%</b> of the amount repaid; Until 31/03/2021: <b>4%</b> of the amount repaid; Until 31/03/2022: <b>3%</b> of the amount repaid; Until 31/03/2023: <b>2%</b> of the amount repaid.
<b>2.59%</b> fixed until 31/03/2023 (15228)	<b>80%</b> (excl. fees)	<b>3.6%</b>					
<b>2.59%</b> fixed until 31/03/2023 (15305)	<b>90%</b> (excl. fees)	<b>3.7%</b>	<b>Min</b> £40,000 <b>Max</b> £500,000		Standard legal fees	Booking fee £0 Completion fee £0 Free first standard valuation (maximum £445) £300 cashback	
<b>2.59%</b> fixed until 31/03/2023 (15306)	<b>90%</b> (excl. fees)	<b>3.7%</b>					

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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 (excluding fees)	£250,000 up to 95% LTV (purchase only)		£500,000 up to 90% LTV (purchases and remortgages)		£1,000,000 up to 80% LTV (purchases and remortgages)	
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>Cash based investments</b> – the current cash value must be equal to or greater than 50% of the proposed interest only amount and must demonstrate a plausible investment strategy to cover the full interest only amount at the end of the term.</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><li>• <b>Equity based investments</b> – the current cash value must be equal to or greater than 50% of the proposed interest only amount and must demonstrate a plausible investment strategy to cover the full interest only amount at the end of the term.</li></ul>				

## 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	£75.00	£320.00	£638.00	£520.00	£765.00	£1083.00
Up to £700,000	£140.00	£406.00	£773.00	£585.00	£851.00	£1218.00
Up to £800,000	£186.00	£495.00	£900.00	£631.00	£940.00	£1345.00
Up to £900,000	£240.00	£580.00	£1040.00	£685.00	£1025.00	£1485.00
Up to £1,000,000	£295.00	£665.00	£1173.00	£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 £445), 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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