

# The following products will be withdrawn from close of business **Thursday 17 May 2018.**

## **Processing your DIPs**

The deadline for the completion of DIPs on the products being withdrawn is close of business **Thursday 17 May 2018.**

If you have already completed a DIP, either at refer or accept stage, pipeline applications will be accepted until close of business **Thursday 24 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 discounted variable rate products</b>							
<b>2.90%</b> discount off the West Brom's Standard Variable Rate until 31/05/2020 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 (15345)	<b>75%</b> (excl. fees)	<b>3.8%</b>	<b>Min</b> £75,000 <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>	Standard legal fees Completion fee £499	Booking fee £0 Free first standard valuation (maximum £740)	None
<b>2.75%</b> discount off the West Brom's Standard Variable Rate until 31/05/2020 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 (15346)	<b>80%</b> (excl. fees)	<b>3.8%</b>					
<b>2.40%</b> discount off the West Brom's Standard Variable Rate until 31/05/2020 giving a current variable rate of <b>1.84%</b> , followed by the West Brom's Standard Variable Rate for the rest of the term, currently <b>4.24%</b> variable (15347)	<b>90%</b> (excl. fees)	<b>3.9%</b>	<b>Min</b> £75,000 <b>Max</b> £500,000				
<b>1.20%</b> discount off the West Brom's Standard Variable Rate until 31/05/2020 giving a current variable rate of <b>3.04%</b> , followed by the West Brom's Standard Variable Rate for the rest of the term, currently <b>4.24%</b> variable (15348)	<b>95%</b> (incl. fees)	<b>4.2%</b>	<b>Min</b> £75,000 <b>Max</b> £250,000	<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>			

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
5 year fixed rate products							
<b>2.39%</b> fixed until 31/05/2023 (15317)	<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 31/05/2023 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 £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 31/05/2020: <b>5%</b> of the amount repaid; Until 31/05/2021: <b>4%</b> of the amount repaid; Until 31/05/2022: <b>3%</b> of the amount repaid; Until 31/05/2023: <b>2%</b> of the amount repaid.
<b>2.49%</b> fixed until 31/05/2023 (15318)	<b>80%</b> (excl. fees)	<b>3.6%</b>					
<b>2.49%</b> fixed until 31/05/2023 (15321)	<b>90%</b> (excl. fees)	<b>3.7%</b>	<b>Min</b> £40,000 <b>Max</b> £500,000		Standard legal fees Completion fee £999	Booking fee £0 Free first standard valuation (maximum £740)	
<b>2.59%</b> fixed until 31/05/2023 (15320)	<b>90%</b> (excl. fees)	<b>3.7%</b>			Standard legal fees	Booking fee £0 Completion fee £0 Free first standard valuation (maximum £740)	
<b>2.79%</b> fixed until 31/05/2023 (15319)	<b>90%</b> (excl. fees)	<b>3.7%</b>	<b>Min</b> £100,000 <b>Max</b> £500,000			Booking fee £0 Completion fee £0 Free first standard valuation (maximum £740) Cashback £1,000	
<b>3.89%</b> fixed until 31/05/2023 (15369)	<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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## Remortgage

Product	Max LTV	APRC	Loan	Product description	Fees	Additional features	Early repayment charge
2 year discounted variable rate products							
<b>2.85%</b> discount off the West Brom's Standard Variable Rate until 31/05/2020 giving a current variable rate of <b>1.39%</b> , followed by the West Brom's Standard Variable Rate for the rest of the term, currently <b>4.24%</b> variable (15349)	<b>75%</b> (excl. fees)	<b>3.8%</b>	<b>Min</b> £75,000  <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 £499	Booking fee £0 Free first standard valuation (maximum £740) Fees assisted legals	None
<b>2.70%</b> discount off the West Brom's Standard Variable Rate until 31/05/2020 giving a current variable rate of <b>1.54%</b> , followed by the West Brom's Standard Variable Rate for the rest of the term, currently <b>4.24%</b> variable (15350)	<b>80%</b> (excl. fees)	<b>3.9%</b>					
<b>2.40%</b> discount off the West Brom's Standard Variable Rate until 31/05/2020 giving a current variable rate of <b>1.84%</b> , followed by the West Brom's Standard Variable Rate for the rest of the term, currently <b>4.24%</b> variable (15351)	<b>90%</b> (excl. fees)	<b>3.9%</b>	<b>Min</b> £75,000  <b>Max</b> £500,000				

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## Remortgage

Product	Max LTV	APRC	Loan	Product description	Fees	Additional features	Early repayment charge
5 year fixed rate products							
<b>2.04%</b> fixed until 31/05/2023 (15377)	<b>75%</b> (excl. fees)	<b>3.5%</b>	<b>Min</b> £40,000 <b>Max</b> £500,000	<ul style="list-style-type: none"><li>After 31/05/2023 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>	Completion fee £999	Booking fee £0 Free first standard valuation (maximum £740) Fees assisted legals £300 cashback	Early repayment charges apply for any payments made which exceed the overpayment allowance or if the mortgage is exited early. The fees are: Until 31/05/2020: <b>5%</b> of the amount repaid; Until 31/05/2021: <b>4%</b> of the amount repaid; Until 31/05/2022: <b>3%</b> of the amount repaid; Until 31/05/2023: <b>2%</b> of the amount repaid.
<b>2.14%</b> fixed until 31/05/2023 (15375)	<b>75%</b> (excl. fees)	<b>3.5%</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>2.14%</b> fixed until 31/05/2023 (15376)	<b>75%</b> (excl. fees)	<b>3.5%</b>			Standard legal fees	Booking fee £0 Completion fee £0 Free first standard valuation (maximum £740) £400 cashback	
<b>2.14%</b> fixed until 31/05/2023 (15380)	<b>80%</b> (excl. fees)	<b>3.5%</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 £300 cashback	
<b>2.24%</b> fixed until 31/05/2023 (15378)	<b>80%</b> (excl. fees)	<b>3.5%</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>2.24%</b> fixed until 31/05/2023 (15379)	<b>80%</b> (excl. fees)	<b>3.5%</b>			Standard legal fees	Booking fee £0 Completion fee £0 Free first standard valuation (maximum £740) £400 cashback	

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## Remortgage

Product	Max LTV	APRC	Loan	Product description	Fees	Additional features	Early repayment charge
5 year fixed rate products (continued)							
<b>2.49%</b> fixed until 31/05/2023 (15326)	<b>90%</b> (excl. fees)	<b>3.7%</b>	<b>Min</b> £40,000 <b>Max</b> £500,000	<ul style="list-style-type: none"> <li>After 31/05/2023 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>	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 31/05/2020: <b>5%</b> of the amount repaid; Until 31/05/2021: <b>4%</b> of the amount repaid; Until 31/05/2022: <b>3%</b> of the amount repaid; Until 31/05/2023: <b>2%</b> of the amount repaid.
<b>2.59%</b> fixed until 31/05/2023 (15325)	<b>90%</b> (excl. fees)	<b>3.7%</b>			N/A	Booking fee £0 Completion fee £0 Free first standard valuation (maximum £740) Fees assisted legals	
<b>2.59%</b> fixed until 31/05/2023 (15327)	<b>90%</b> (excl. fees)	<b>3.7%</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			Joint applicant		
Income > £40,000 – 5 x Sole applicant Income ≤ £40,000 – 4.5 x Sole 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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