

Semi Exclusive High Income Multiple Intermediary Product Guide



Standard Variable Rate (SVR): 7.64%

Strictly for Intermediary use only

Semi Exclusive, available through select lending partners.

Discount Rate Purchase Product (Semi Exclusive)

Product code	Initial rate	Product	Maximum LTV	Maximum loan	The overall cost for comparison is	Product rate floor	Product fees	Early Repayment Charges ⁴
HXD21	4.64%	3.00% discount from our SVR until 30 June 2026 Followed by our SVR for the remaining term	85%	£1,000,000	6.9% APRC	2.99%	£999 arrangement fee ¹	4% until 30/06/2023; 3% until 30/06/2024; 2% until 30/06/2026.

Discount Rate Remortgage Product (Semi Exclusive)

Product code	Initial rate	Product	Maximum LTV	Maximum loan	The overall cost for comparison is	Product rate floor	Product fees	Product incentives	Early Repayment Charges ⁴
RHxD21	4.74%	2.90% discount from our SVR until 30 June 2026 Followed by our SVR for the remaining term	85%	£1,000,000	6.9% APRC	2.99%	£999 arrangement fee ¹	Up to £350 valuation fee contribution ² and free standard legals ³	4% until 30/06/2023; 3% until 30/06/2024; 2% until 30/06/2026.

What you need to know:

- These products are only available to applicants requiring more than our standard income multiple of 4.49 times, up to a maximum of 6 times joint income. Standard affordability assessments apply.
- These products are available on a repayment basis only for both purchase and remortgage applications.
- Loans are considered up to 85% LTV. There is a minimum loan size up of £50,000, up to a maximum of £500,000.

1 The arrangement fee can be deducted from the advance or added to the mortgage. Interest is payable if the fee is added to the mortgage.

2 We'll cover the cost of a standard mortgage valuation on a property valued up to £400,000, which is equivalent to a £350 contribution towards the cost of a standard valuation.

3 We'll cover the costs of any standard legal fees involved. Any non-standard costs must be paid by your client.

4 Early Repayment Charges apply during the product term. Up to 10% of the original mortgage amount can be overpaid each year without charge, however, if the mortgage is redeemed or switched to another product during the product term then the Early Repayment Charge will apply. For further details contact a member of the team.

Interest rates on our discount products are floored at 2.99% or product rate if lower.



Strictly for intermediary use only. Under no circumstances should this communication be given, copied or distributed to customers or potential customers. A full application must be submitted to secure a product. Applications are accepted throughout England and Wales. Properties located in Scotland, Northern Ireland or the Isle of Man will not be accepted. The minimum property value is £100,000 (increasing to £250,000 for properties located within the M25 corridor). Rates correct at 20 April 2023 and can be withdrawn without notice. Tipton & Coseley Building Society is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. The Society's firm reference number is: 159601. The Society is a member of the Building Societies Association. Head office: 70 Owen Street, Tipton, West Midlands, DY4 8HG.