

# Residential Purchase Intermediary Product Guide

Standard Variable Rate (SVR): 8.29%

Strictly for Intermediary use only

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**tipton**  
& coseley building society

Product code	Initial rate	Product	Max LTV	Max loan	The overall cost for comparison is	Product rate floor	Product fees	Product incentives	Early Repayment Charges <sup>1</sup>
<b>Fixed Residential Purchase Mortgages</b>									
<b>Standard Purchase Products</b>									
F603	5.24%	5.24% fixed until 29 February 2028 Followed by our SVR for the remaining term	75%	£1,250,000	7.3% APRC	---	£999 arrangement fee <sup>2</sup>	---	4% until 28/02/2025; 3% until 28/02/2026; and 2% until 29/02/2028.
F604	5.50%	5.50% fixed until 29 February 2028 Followed by our SVR for the remaining term	90%	£500,000	7.7% APRC	---	---	---	4% until 28/02/2025; 3% until 28/02/2026; and 2% until 29/02/2028.
F605	5.74%	5.74% fixed until 29 February 2028 Followed by our SVR for the remaining term	95%	£400,000	7.8% APRC	---	£999 arrangement fee <sup>2</sup>	---	4% until 28/02/2025; 3% until 28/02/2026; and 2% until 29/02/2028.
<b>Shared Ownership Purchase Product</b>									
SF67	5.09%	5.09% fixed until 28 February 2030 Followed by our SVR for the remaining term	95%	£1,000,000	7.3% APRC	---	£999 arrangement fee <sup>2</sup>	---	6% until 28/02/2025; 5% until 28/02/2026; 4% until 28/02/2027; 3% until 29/02/2028; and 2% until 28/02/2030.
<b>Discount Residential Purchase Mortgages</b>									
<b>Standard Purchase Products</b>									
D667	5.45%	2.84% discount from our SVR until 28 February 2027 Followed by our SVR for the remaining term	90%	£500,000	8.1% APRC	4.70%	---	---	3% until 28/02/2025; and 2% until 28/02/2027.
D668	5.89%	2.40% discount from our SVR until 28 February 2027 Followed by our SVR for the remaining term	95%	£400,000	8.2% APRC	5.14%	£999 arrangement fee <sup>2</sup>	---	3% until 28/02/2025; and 2% until 28/02/2027.
<b>Shared Ownership Purchase Product</b>									
SD33	5.84%	2.45% discount from our SVR until 28 February 2027 Followed by our SVR for the remaining term	95%	£1,000,000	8.1% APRC	5.09%	£999 arrangement fee <sup>2</sup>	---	3% until 28/02/2025; and 2% until 28/02/2027.
<b>Retirement Interest Only (RIO) Purchase Product</b>									
DG026	5.54%	2.75% discount from our SVR until 28 February 2027 Followed by our SVR for the remaining term	60%	£1,250,000	8.2% APRC	4.79%	£999 arrangement fee <sup>2</sup>	---	3% until 28/02/2025; and 2% until 28/02/2027.

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<b>Discount Residential Purchase Mortgages (Continued)</b>									
<b>Lending into Retirement Purchase Product</b>									
OND20	5.54%	2.75% discount from our SVR until 28 February 2027 Followed by our SVR for the remaining term	75%	£1,250,000	<b>8.1% APRC</b>	4.79%	£999 arrangement fee <sup>2</sup>	---	3% until 28/02/2025; and 2% until 28/02/2027.
<b>Large Loans Specific Product</b>									
XD26	4.99%	3.30% discount from our SVR until 28 February 2027 Followed by our SVR for the remaining term	75%	£1,000,000 min £1,500,000 max	<b>8.0% APRC</b>	4.24%	£999 arrangement fee <sup>2</sup>	---	3% until 28/02/2025; and 2% until 28/02/2027.
<b>Family Assist Purchase Product (up to 100% LTV)</b>									
PDT26	5.59%	2.70% discount from our SVR for the mortgage term	100%	<b>Outside M25:</b> £100,000 min, £1,000,000 max <b>Inside M25:</b> £250,000 min, £1,000,000 max	<b>6.3% APRC</b>	4.84%	£999 arrangement fee <sup>2</sup>	Flexible LTV <sup>4</sup>	No Early Repayment Charges.

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## What you need to know:

**Please note:** The minimum loan amount is **£50,000**, unless otherwise stated.

1 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.

2 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.

3 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. Your client may choose to have a RICS Homebuyers Report, however they will have to cover the difference in cost between a standard mortgage valuation and the RICS Homebuyers Report

4 Our Flexible Family Assist product means the 20% security can be made up of borrower deposit and either the collateral charge or savings options detailed above in any ratio (with a maximum of 10% borrower deposit) best suited to the borrower and their family.

**Our discount products carry product rate floors, meaning rates cannot drop below this amount.**

**All our fixed rate products have a standard income multiple of 4.49 times.**

**Our discount rate products up to 85% LTV have a standard income multiple of up to 5.5 times, with the exception of our Family Assist product and higher LTV discount products which have a standard income multiple of 4.49 times.**

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