

Complete Exclusive Specialist Mortgages

Our Specialist mortgages support people who have a challenging combination of adverse credit and non-standard income requirements. It additionally features a x5.5 multiple for non-standard income patterns, including the self-employed, with no minimum income requirement.

All cases are referred to our daily Mortgage Referrals Committee attended by our panel of senior decision makers for same day decisions.

Specialist 2 Year Discount Mortgage

Available at 5 March 2025

Maximum loan to value	1.40% discount off Homeowner Variable Rate for 2 years	Followed by Homeowner Variable Rate for term	The overall cost for comparison	Fees payable
90% Product code HVD10	5.89% Variable	7.29% Variable	7.3% APRC	Product fees: £999 ERC: See scale below

Fees payable:

- Arrangement fees (non-refundable) - must be paid at time of submitting mortgage application and will be debited only after passing an initial assessment: £199
- Free property assessment where the price or value of the property is £1 million or less. Property assessment fee payable on prices or values of more than £1 million (non-refundable after property assessment carried out for the Society): see scale over page
- Completion fees (non-refundable) - this can be paid before the start of the mortgage or you can elect to add this to the mortgage loan and it will be deducted from the mortgage advance on completion: £800
- By electing to add fees to the loan, you will pay interest on them at the same interest rate as your mortgage throughout the mortgage term and this will affect interest charges and payment calculations. If preferred, fees that have been added to the loan may be repaid by a separate capital payment at any time after the start of the mortgage and this will result in lower monthly payments and reduced interest charges.
- Mortgage exit administration fee on redemption of mortgage: £125
- Early repayment charge payable as follows:
 - During year 1: 2% of the amount repaid early plus fees
 - During year 2: 1% of the amount repaid early plus fees
- This charge is calculated as a percentage of the amount repaid early, excluding any arrears of interest, or other charges. The early repayment charge is payable on any amount that you repay in excess of the monthly payment due on the mortgage.
- Overpayments of up to 10% per year may be made without incurring the early repayment charge

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Representative example

A Mortgage of	£226,200.00 (a loan of £225,400.00 plus a completion fee of £800 added to the loan)
Payable term	Payable over 28 years
Initial rate and term	Initially on a discounted variable rate for 2 years of 5.89%
Followed by	Our Homeowner Variable Rate of 7.29% for the remaining 26 years
Monthly payments	24 payments of £1375.76 followed by 312 payments of £1,570.53
Total amount payable	Total amount payable would be £523,597.60 made up of the loan amount plus interest (£296,823.60) plus fees below
Arrangement fee	£199
Mortgage exit administration fee	£125 (non-refundable)
Valuation fee	Free
Cost for comparison	7.3% APRC representative

Property assessment fees

Purchase price or value Not exceeding	Purchase application Property assessment fee	Remortgage application Property assessment fee
£1,000,000	Free	Free
£1,500,000	£275	£275
£2,000,000	£475	£475
£2,500,000	£855	£855
£3,000,000	£1,255	£1,255
£3,500,000	£1,655	£1,655
£4,000,000	£2,055	£2,055
£4,500,000	£2,455	£2,455
£5,000,000	£2,855	£2,855