

Residential Purchase Intermediary Product Guide

Standard Variable Rate (SVR): 8.14%
Strictly for Intermediary use only

Complete

Your specialist mortgage distributor

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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 ¹
Fixed Residential Purchase Mortgages									
Standard Purchase Products									
F612	5.29%	5.29% fixed until 31 July 2028 Followed by our SVR for the remaining term	75%	£1,250,000	7.2% APRC	---	£499 arrangement fee ²	---	4% until 31/07/2025; 3% until 31/07/2026; and 2% until 31/07/2028.
F613	5.39%	5.39% fixed until 31 July 2028 Followed by our SVR for the remaining term	95%	£400,000	7.6% APRC	---	£499 arrangement fee ²	---	4% until 31/07/2025; 3% until 31/07/2026; and 2% until 31/07/2028.
Shared Ownership Purchase Product									
SF71	5.29%	5.29% fixed until 31 July 2028 Followed by our SVR for the remaining term	95%	£1,000,000	7.5% APRC	---	---	---	4% until 31/07/2025; 3% until 31/07/2026; and 2% until 31/07/2028.
SF72	5.33%	5.33% fixed until 31 July 2030 Followed by our SVR for the remaining term	95%	£1,000,000	7.2% APRC	---	---	---	6% until 31/07/2025; 5% until 31/07/2026; 4% until 31/07/2027; 3% until 31/07/2028; and 2% until 31/07/2030.
Retirement Interest Only (RIO) Purchase Product									
FG038	5.39%	5.39% fixed until 31 July 2028 Followed by our SVR for the remaining term	60%	£1,250,000	7.6% APRC	---	£499 arrangement fee ²	---	4% until 31/07/2025; 3% until 31/07/2026; and 2% until 31/07/2028.
Lending into Retirement Purchase Product									
ONF29	5.39%	5.39% fixed until 31 July 2028 Followed by our SVR for the remaining term	75%	£1,250,000	7.3% APRC	---	£499 arrangement fee ²	---	4% until 31/07/2025; 3% until 31/07/2026; and 2% until 31/07/2028.
Discount Residential Purchase Mortgages									
Family Assist Purchase Product (up to 100% LTV)									
PDT29	5.59%	2.55% discount from our SVR for the mortgage term	100%	Outside M25: £100,000 min, £1,000,000 max Inside M25: £250,000 min, £1,000,000 max	6.1% APRC	4.69%	£999 arrangement fee ²	Flexible LTV ⁴	No Early Repayment Charges.

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. Terms and conditions apply. 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 from: 8 May 2025 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. Buy to let mortgages which are for business purposes are exempt from FCA Rules. 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.

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Discount Residential Purchase Mortgages									
Standard Purchase Products									
D673	5.29%	2.85% discount from our SVR until 30 September 2027 Followed by our SVR for the remaining term	75%	£1,250,000	7.8% APRC	2.85%	£999 arrangement fee ²	---	3% until 30/09/2025; and 2% until 30/09/2027.
Retirement Interest Only (RIO) Purchase Product									
DG028	5.39%	2.75% discount from our SVR until 31 July 2028 Followed by our SVR for the remaining term	60%	£1,250,000	7.7% APRC	4.49%	£999 arrangement fee ²	---	4% until 31/07/2025; 3% until 31/07/2026; and 2% until 31/07/2028.
Lending into Retirement Purchase Product									
OND22	5.44%	2.75% discount from our SVR until 31 July 2028 Followed by our SVR for the remaining term	75%	£1,250,000	7.5% APRC	4.49%	£999 arrangement fee ²	---	4% until 31/07/2025; 3% until 31/07/2026; and 2% until 31/07/2028.

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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