

# Product Transfers and Additional Loan Products available for existing borrowers



EBTAL Issue 84 - Effective from 25 September 2017

## OUR MORTGAGE PRODUCTS

This guide provides the main features of the mortgage products available for Additional Loans (page 5), Portability top ups (page 4) and Existing Borrower Transfers (page 2, 3 and 4), as well as other important information.

This guide does not however contain all the details you need to choose a product. Please refer to the relevant Key Facts Illustration or any offer that may be issued for full details.

## TO FIND OUT MORE OR APPLY

To find out more about any of the products in this factsheet, for information about how to apply or if you'd simply like to discuss what your options are, please contact our Existing Customer Team on **0345 120 0891**, our staff will be happy to help you.

**Please note that these products may be withdrawn at short notice.**

## ABBREVIATIONS USED

**SVR** - Accord Mortgages' Standard Variable Rate - currently 5.34%

**BoE** - Bank of England Base Rate - currently 0.25%

**LTV** - Loan to Value

**APRC** - Annual Percentage Rate of Charge

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

**EXISTING BORROWERS - FULL STATUS**

Please Note: Procurement Fees of 0.30% are payable on these products

LTV	Product	Initial Interest Rate	Initial Rate Period Until	Reverting to the following rate for the remaining term	The overall cost for comparison is	Product Fee	Early Repayment Charges	10%, 50% or Partial overpayments allowed	Product Code
<b>Fixed Rates - Transfer Products (minimum loan £10,000)</b>									
<b>65%</b>	2 year fixed rate	1.36%	31/01/20	Currently 5.34% variable (our SVR)	4.7% APRC	£995*	2% to 31/01/19 1% to 31/01/20	10%	46355
	2 year fixed rate	1.62%			4.7% APRC	None		46323	
	2 year fixed rate	1.72%			4.7% APRC	None		50%	46351
	Offset 2 year fixed rate	1.66%			4.7% APRC	£995*		Partial	46358
	Offset 2 year fixed rate	1.92%			4.8% APRC	None			46329
	3 year fixed rate	1.79%	31/01/21		4.4% APRC	None	3% to 31/01/19 2% to 31/01/20 1% to 31/01/21	10%	46339
	Offset 3 year fixed rate	2.09%			4.5% APRC	None	Partial	46342	
	5 year fixed rate	2.04%	31/01/23		4.0% APRC	None	4% to 31/01/20 3% to 31/01/21 2% to 31/01/22 1% to 31/01/23	10%	46333
	Offset 5 year fixed rate	2.34%			4.1% APRC	None	Partial	46337	
<b>75%</b>	2 year fixed rate	1.40%	31/01/20	4.7% APRC	£995*	2% to 31/01/19 1% to 31/01/20	10%	46356	
	2 year fixed rate	1.74%		4.7% APRC	None		46324		
	2 year fixed rate	1.84%		4.7% APRC	None		50%	46352	
	Offset 2 year fixed rate	1.70%		4.7% APRC	£995*		Partial	46359	
	Offset 2 year fixed rate	2.04%		4.8% APRC	None			46330	
	3 year fixed rate	1.84%	31/01/21	4.4% APRC	None	3% to 31/01/19 2% to 31/01/20 1% to 31/01/21	10%	46340	
	5 year fixed rate	2.10%	31/01/23	4.0% APRC	None	4% to 31/01/20 3% to 31/01/21 2% to 31/01/22 1% to 31/01/23	10%	46334	
	Offset 5 year fixed rate	2.40%		4.1% APRC	None	Partial	46338		
<b>85%</b>	2 year fixed rate	1.58%	31/01/20	4.7% APRC	£995*	2% to 31/01/19 1% to 31/01/20	10%	46357	
	2 year fixed rate	1.97%		4.8% APRC	None		46325		
	2 year fixed rate	2.07%		4.8% APRC	None		50%	46353	
	Offset 2 year fixed rate	1.88%		4.8% APRC	£995*		Partial	46360	
	Offset 2 year fixed rate	2.27%		4.8% APRC	None			46331	
	3 year fixed rate	2.44%	31/01/21	4.6% APRC	None	3% to 31/01/19 2% to 31/01/20 1% to 31/01/21	10%	46341	
	5 year fixed rate	2.47%	31/01/23	4.1% APRC	None	4% to 31/01/20 3% to 31/01/21 2% to 31/01/22 1% to 31/01/23		46335	

\* The fee is payable in full when you return your Offer Acceptance Form and the funds must be cleared before we can complete your product transfer. You may request the fee to be added to your loan, which will increase both the amount borrowed and your monthly payments.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

**EXISTING BORROWERS - FULL STATUS**

Please Note: Procuration Fees of 0.30% are payable on these products

LTV	Product	Initial Interest Rate	Initial Rate Period Until	Reverting to the following rate for the remaining term	The overall cost for comparison is	Product Fee	Early Repayment Charges	10%, 50% or Partial overpayments allowed	Product Code
<b>Fixed Rates - Transfer Products (minimum loan £10,000)</b>									
<b>90%</b>	2 year fixed rate	2.59%	31/01/20	Currently 5.34% variable (our SVR)	4.9% APRC	None	2% to 31/01/19 1% to 31/01/20	10%	46326
	2 year fixed rate	2.69%			4.9% APRC	None		50%	46354
	Offset 2 year fixed rate	2.89%			5.0% APRC	None		Partial	46332
	5 year fixed rate	2.95%	31/01/23		4.4% APRC	None	4% to 31/01/20 3% to 31/01/21 2% to 31/01/22 1% to 31/01/23	10%	46336
<b>100%</b>	2 year fixed rate	4.24%	31/01/20		5.2% APRC	None	2% to 31/01/19 1% to 31/01/20	10%	46327
	2 year fixed rate	4.59%	31/01/20		5.3% APRC	None	2% to 31/01/19 1% to 31/01/20	10%	46328
<b>100%+</b>	2 year fixed rate	4.59%	31/01/20						

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

**EXISTING BORROWER TRANSFERS - SELF CERTIFICATION**  
Please Note: Procuration Fees of 0.30% are payable on these products

LTV	Product	Initial Interest Rate	Initial Rate Period Until	Reverting to the following rate for the remaining term	The overall cost for comparison is	Product Fee	Early Repayment Charges	10% or Partial overpayments allowed	Product Code
<b>Fixed Rates - Transfer Products (minimum loan £10,000)</b>									
65%	2 year fixed rate	2.12%	31/01/20	Currently 5.34% variable (our SVR)	4.8% APRC	None	2% to 31/01/19 1% to 31/01/20	10%	46343
	Offset 2 year fixed rate	2.42%			4.9% APRC			Partial	46348
75%	2 year fixed rate	2.24%			4.8% APRC			10%	46344
	Offset 2 year fixed rate	2.54%			4.9% APRC			Partial	46349
85%	2 year fixed rate	2.47%			4.9% APRC			10%	46345
	Offset 2 year fixed rate	2.77%			4.9% APRC			Partial	46350
100%	2 year fixed rate	4.74%			5.4% APRC			10%	46346
	2 year fixed rate	5.09%			5.4% APRC			10%	46347

**EXISTING BORROWERS - PORTABILITY TOP UP**  
Please Note: Procuration Fees of 0.30% are payable on these products

LTV	Product	Initial Interest Rate	Initial Rate Period Until	Reverting to the following rate for the remaining term	The overall cost for comparison is	Product Fee	Early Repayment Charges	10% or Partial overpayments allowed	Product Code
<b>Fixed Rates (minimum loan £3,000)</b>									
95%	2 Year Fixed Rate	4.49%	31/12/19	Currently 5.34% variable (our SVR)	5.3% APRC	None	2% to 31/12/18 1% to 31/12/19	10%	46321
	Offset 2 Year Fixed Rate	4.69%			5.4% APRC			Partial	46322

**Representative Example**

Based on an assumed completion date of 31 January 2018, a mortgage of £325,000 payable over 22 years, initially on our 1.40% fixed rate until 31 January 2020 followed by our Standard Variable Rate (currently 5.34%), for the remaining 20 years, would require 24 monthly payments of £1,430.39 and 240 monthly payments of £2,030.19. The total amount payable would be £522,569.96 made up of the loan amount plus interest of £196,574.96 and a product fee of £995. This assumes the product fee is paid up front on completion.

**The overall cost for comparison is 4.7% APRC.**

Note: What you will pay may vary from this and will depend on your personal circumstances.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

**EXISTING BORROWERS - FULL STATUS**

Please Note: Procuration Fees of 0.30% are payable on these products

**Additional Loans (minimum loan £3,000)**

The following important notes apply to all Accord Mortgages Additional Loan products;

**Revaluation:** A revaluation fee may be charged - see page 6 for details

**Offset products;** Savings offset against the mortgage account. The full loan must be on Offset products. Unlimited overpayments.

**Product fee** - None

**Qualifying period for Additional Loans;** All customers must have had a mortgage with Accord Mortgages for at least 6 months prior to applying for an Additional Loan. All applications are subject to current lending criteria.

LTV	Product	Initial Interest Rate	Initial Rate Period Until	Reverting to the following rate for the remaining term	The overall cost for comparison is	Early Repayment Charges	Maximum Loan Amount	10% or Partial overpayments	Product Code
65%	2 year fixed rate	1.62%	31/01/20	Currently 5.34% variable (our SVR)	4.6% APRC	2% to 31/01/19 1% to 31/01/20	£1 million	10%	46396
	Offset 2 year fixed rate	1.92%			4.6% APRC		£1 million	Partial	46397
	3 year fixed rate	1.79%	31/01/21		4.2% APRC	3% to 31/01/19 2% to 31/01/20 1% to 31/01/21	£1 million	10%	46398
	5 year fixed rate	2.04%	31/01/23		3.7% APRC	4% to 31/01/20 3% to 31/01/21	£1 million	10%	46369
	Offset 5 year fixed rate	2.34%			3.9% APRC	2% to 31/01/22 1% to 31/01/23	£1 million	Partial	46370
75%	2 year fixed rate	1.74%	31/01/20		4.6% APRC	2% to 31/01/19 1% to 31/01/20	£1 million	10%	46400
	Offset 2 year fixed rate	2.04%			4.7% APRC		£1 million	Partial	46401
	3 year fixed rate	1.84%	31/01/21		4.3% APRC	3% to 31/01/19 2% to 31/01/20 1% to 31/01/21	£1 million	10%	46399
	5 year fixed rate	2.10%	31/01/23		3.8% APRC	4% to 31/01/20 3% to 31/01/21	£1 million	10%	46371
	Offset 5 year fixed rate	2.40%			3.9% APRC	2% to 31/01/22 1% to 31/01/23	£1 million	Partial	46372
85%	2 year fixed rate	1.97%	31/01/20	4.7% APRC	2% to 31/01/19 1% to 31/01/20	£1 million	10%	46402	
	Offset 2 year fixed rate	2.27%		4.7% APRC		£1 million	Partial	46403	
	5 year fixed rate	2.47%	31/01/23	3.9% APRC	4% to 31/01/20 3% to 31/01/21	£1 million	10%	46373	
	Offset 5 year fixed rate	2.77%		4.1% APRC	2% to 31/01/22 1% to 31/01/23	£1 million	Partial	46374	

**Representative Example**

Based on an assumed completion date of 31 January 2018, a mortgage of £37,000 payable over 18 years, initially on our 1.74% fixed rate until 31 January 2020 followed by our Standard Variable Rate (currently 5.34%), for the remaining 16 years, capped at 6.75% until 31 January 2022, would require 24 monthly payments of £199.53 and 192 monthly payments of £259.03. The total amount payable would be £54,522.48 made up of the loan amount plus interest of £17,522.48.

**The overall cost for comparison is 4.6% APRC.**

Note: What you will pay may vary from this and will depend on your personal circumstances.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

## IMPORTANT INFORMATION

### Loan To Value (LTV)

Like many of the mortgage deals we currently have, our Existing Borrower Transfer and Additional Loan products now take into account your mortgage balance compared to the value of your property (LTV). Since taking out your mortgage it is likely that your property's LTV has changed, for example because of capital repayments or a decrease or increase in the value of your home. Before selecting one of our products you need to know what your current LTV is. A different method of establishing your LTV is used depending on whether you are applying for an Existing Borrower Transfer, Additional Loan or Portability.

### LTV and revaluation- Existing Borrower Transfers

We take into account your mortgage balance compared to the estimated value of your property (LTV). We calculate this estimated value by using our House Price Index, which is recalculated every quarter. This is the figure which we use when assessing your eligibility for our Existing Borrower Transfer products unless you request a revaluation. You can request a revaluation of your property to ascertain your current LTV, if you feel that your property's actual current value is different to the estimated valuation on our records. If a revaluation is required, a non-refundable fee of £70 is payable. This fee is payable up front on request of a revaluation. This can be paid by credit/debit card over the phone. Please note that by requesting a revaluation you are not reserving any of our mortgage products or interest rates. Products can be withdrawn at any time and you will only be able to choose from the range available once your current valuation is confirmed.

### LTV and revaluation - Additional Loans

We take into account the total of your mortgage balance and the amount of additional borrowing, compared to the last valuation of your property that we have on record. This is the figure which we use when assessing your eligibility for our Additional Loan products. All additional loans will be agreed only on a capital and interest repayment basis for the entire additional loan. In some cases we will require a revaluation of your property. Please contact us to check if this will apply to you. If a revaluation is required a non-refundable valuation fee of £70 is payable. This fee is payable, up front, on request of a revaluation. This can be paid by credit/debit card over the phone. Please note that by requesting a revaluation you are not reserving any of our mortgage products or interest rates. Products can be withdrawn at any time and you will only be able to choose from the range available once your current valuation is confirmed.

### Product Fee

The fee is payable in full when you return your Offer Acceptance Form and the funds must be cleared before we can complete your product transfer. You may request the fee to be added to your loan, which will increase both the amount you borrow and your monthly payments.

### Portability

All mortgage products are portable from your current property to a new property should you decide to move house, however when porting your current mortgage product you will need to be aware of the following;

If no top-up is required: Please note that if your mortgage was taken out on a self certified basis, and income verification cannot be provided for the full loan, portability can only be allowed to the same or lower loan size and LTV as on your current mortgage.

If a top-up is required: If your mortgage is currently self certified and income verification can be provided for the current loan and the top-up amount required, a top-up loan can be provided. If your mortgage was taken out on a self certified basis and income verification cannot be verified then a top-up is not allowed.

In all cases: A new valuation will be carried out for all portability applications, regardless of whether a top-up product is required to determine the new loan to value (LTV) for lending purposes. A non-refundable standard valuation fee is payable for this, and this fee will automatically be added to the mortgage account and interest charged on this daily. Alternatively, you can pay the valuation fee by card or send a cheque for the fee at the time the valuation is instructed to avoid being charged interest on this fee.

LTV - The LTV is calculated using the total of the outstanding mortgage balance and the amount of any top-up borrowing required, compared to the valuation of your new property. Any top-up borrowing will be agreed on a capital and interest repayment basis only.

**Please note: The ability to port your mortgage product depends on meeting our lending criteria.**

### Existing Mortgage Accounts

To qualify for an Existing Borrower Transfer (EBT) Product:

For a Prime Account - There must be no more than 1 missed/late payment on your account within the last 12 months AND no more than £100 in arrears at offer and transfer.

For a Credit Repair Account - There must be no missed/late payments on your account within the last 24 months AND no more than £100 in arrears at offer and transfer.

To qualify for an Additional Loan - You must have held your main mortgage with us for at least 6 months. There must be no missed/late payments in the last 12 months AND no more than 1 missed/late payment in the last 24 months.

### Self Certification

Self Certification is aimed at borrowers who cannot evidence their income through payslips due to being self-employed, having commission based earnings etc.

**Prime:** Borrowers currently on a Prime self certified product who can now fully prove their income can select a full status product.

### Capped Standard Variable Rate

For all additional loan and portability top up products with an initial rate period of less than 5 years, our SVR is capped until 31/01/22. If you take one of those products so that after the initial rate period, your interest rate is on our SVR, the rate you will pay will not exceed 6.75%.

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## IMPORTANT INFORMATION

### Credit Repair

Borrowers previously on a Credit Repair self cert product and who have made all their payments on time and in full within the last 24 months, and can now prove their income can select a full status prime EBT.

Borrowers previously on a Credit Repair self cert product and who have made all their payments on time and in full within the last 24 months, and still can't prove their income must select a self cert prime EBT.

### Credit Repair Guarantee

Credit Repair borrowers who have made all their payments on time and in full in the last 24 months will be eligible for our Prime Existing Borrower Transfer products when the initial period on their mortgage ends (subject to criteria).

### APRC (Annual Percentage Rate Charge)

This is a figure which all lenders must quote when referring to mortgages. It is designed to show the total yearly cost of a mortgage stated as a percentage of the loan. It includes items such as the interest rate payable at the start of the mortgage and after the initial rate period has ended, Product Fee, Valuation Fee and Mortgage Fee. It is the overall cost for comparison purposes. This figure is intended to help customers to compare the overall cost of different loans.

### Collar Rate

The minimum rate you will be charged for the applicable variable rate product during the Initial Rate Period.

### Early Repayment Charge (ERC) for products with limited overpayments

In the event of part or full repayment or transfer to an alternative product or our Standard Variable Rate, before the end of the ERC period, an ERC is payable. The ERC is calculated at the rate applicable for the year in which the repayment or transfer occurs and is based on the amount repaid or transferred.

For example: £100,000 is transferred on a 1.62% fixed rate product until 31/01/20. If you decide to repay this mortgage in full before 31/01/19, and the balance outstanding on the day of redemption is £98,000, the ERC will be  $2\% \times £98,000 = £1,960$ . If you decide to repay this mortgage in full before 31/01/20 but after 31/01/19 and the balance outstanding on the day of redemption is £98,000, the ERC will be  $1\% \times £98,000 = £980$ .

The exception to this is that you may repay (part or lump sum) up to 10% of the outstanding loan amount in each 12 month period (calculated from the date of completion of your additional loan or product transfer and then from each anniversary of completion) without incurring an ERC. Any amount repaid over the 10% limit (including policy proceeds such as maturing endowments) will incur an ERC of the percentage specified on the excess amount.

For example: If £25,000 is outstanding on the first anniversary of completion of your Additional Loan or Existing Borrower Transfer, you can repay up to £2,500 (10%) in the following 12

month period without incurring an ERC. If you decide to repay more than this amount eg. £6,000 or transfer to our SVR, you will incur an ERC of the specified percentage on £3,500 as this is the amount in excess of the 10% limit.

### Early Repayment Charge (ERC) for products with 50% overpayments

In the event of part or full repayment or transfer to an alternative product or our Standard Variable Rate, before the end of the ERC period, an ERC is payable. The ERC is calculated at the rate applicable for the year in which the repayment or transfer occurs and is based on the amount repaid or transferred.

For example: £100,000 is transferred on a 1.72% fixed rate product until 31/12/20. If you decide to repay this mortgage in full before 31/01/19 and the balance outstanding on the day of redemption is £98,000, the ERC will be  $2\% \times £98,000 = £1,960$ . If you decide to repay this mortgage in full before 31/01/20 but after 31/01/19, and the balance outstanding on the day of redemption is £98,000, the ERC will be  $1\% \times £98,000 = £980$ .

The exception to this is that you may repay (part or lump sum) up to 50% of the outstanding loan amount in each 12 month period (calculated from the date of completion of your additional loan or product transfer and then from each anniversary of completion) without incurring an ERC. Any amount repaid over the 50% limit (including policy proceeds such as maturing endowments) will incur an ERC of the percentage specified on the excess amount.

For example: If £25,000 is outstanding on the first anniversary of completion of your Additional Loan or Existing Borrower Transfer, you can repay up to £12,500 (50%) in the following 12 month period without incurring an ERC. If you decide to repay more than this amount eg. £15,000 or transfer to our SVR, you will incur an ERC of the specified percentage on £2,500 as this is the amount in excess of the 50% limit.

### Existing Borrower Transfer Offer and Acceptance

Once you've requested a transfer offer, subject to you meeting our eligibility criteria, a formal mortgage product transfer offer will be issued. **If you do not receive an offer in the post within 7 days of requesting the offer, please contact us.**

A signed acceptance of the product transfer offer must be received by us within 14 days of the date of the offer.

Upon receipt of the signed acceptance we will write to you to confirm it has been received and following completion of the transfer we will write to you again to advise you of your new payment. However, if we are able to complete the transfer without waiting for your existing product to end then we will only write to you to advise you of your new payment once we have completed the transfer. **If you do not hear from us within 10 days of returning your acceptance, please contact us.**

A product transfer is subject to the terms and conditions of any product transfer offer which may be issued. Those terms and conditions take precedence over information contained in this guide or any other information given to you.



## IMPORTANT INFORMATION

### Additional Loans

To qualify for one of our Additional Loans, in addition to meeting our lending criteria, the purpose of the loan must be acceptable to us. An acceptable purpose would be:

- Home Improvements or repairs
- Capital Raising (for non-business purposes)
- Purchase of land, adjoining land or holiday home
- Transfer of Equity
- Purchase of freehold or purchase of share in freehold interest
- Extension of lease.

### Additional Loan Offer, Acceptance and Completion

To qualify for one of our Additional Loans, any Additional Loan offer that we may make has to be issued within three months of the date of your application, and your Additional Loan must be completed within six months of the date of the Additional Loan offer.

An Additional Loan is subject to the mortgage conditions and mortgage loan terms (in the case of the Offset account, the Offset terms). These terms and conditions take precedence over information contained in this guide or any other information given to you. Please refer to any Additional Loan offer which may be issued for full details.

### Release of Funds for Additional Loans

Where the total debt including the Additional Loan is below 85% of the current value of the property (i.e. before any work is carried out), the money can be released as soon as your loan is approved.

### Product Switching Fee

Once you have submitted your additional loan application, if you decide to change products before completion, a product switching fee is payable. This fee covers part of the costs we incur when we reserve the product you have applied for. The fee is £90 and is payable at the point that you switch from one product to another. The switching fee is payable each time you change products before completion.

### Other Fees

A Redemption Administration Fee or Mortgage Fee is payable should you redeem your mortgage in full. Please refer to your original mortgage offer or latest Existing Borrower Transfer offer for the amount of fee applicable to you.



**IMPORTANT INFORMATION**

**Information relevant to all Offset Mortgages**

You do not earn any interest on an Offset savings account(s). However, by linking savings to your mortgage, you only pay interest on the difference between your Offset mortgage balance and Offset savings balance(s). The money in your Offset savings account(s) therefore benefits from the equivalent of the interest rate charged on your Offset mortgage. The equivalent savings interest rates shown below are based on the current interest rate of the mortgage product so where this rate is variable or reverts to a variable rate after an initial fixed rate period, the benefit you get from your savings will change at the same time.

The example below assumes that basic and higher rate tax payers do not pay tax on their savings and that additional rate taxpayers pay 45% tax on savings interest and are based on current HM Revenue and Customs rules which are subject to change. **Customer usage of any applicable Personal Savings Allowance is not included within these calculations.**

**Whether you need to pay tax is dependent on your own personal circumstances and so may be subject to change in the future.**

Your existing mortgage and Additional Loan amount must be taken on Offset products only. Offset and non-Offset products cannot be mixed. Please contact us if you would like further information about our Offset savings accounts.

Offset Savings accounts will be provided by Yorkshire Building Society.

**EQUIVALENT SAVINGS INTEREST RATES FOR CURRENT OFFSET PRODUCTS**

Offset Product Rate	Product Type	Zero Rate Taxpayer	Basic Rate Taxpayer	Higher Rate Tax Payer	Additional Rate Tax Payer
1.66%	Fixed	1.66%	1.66%	1.66%	3.02%
1.70%	Fixed	1.70%	1.70%	1.70%	3.09%
1.88%	Fixed	1.88%	1.88%	1.88%	3.42%
1.92%	Fixed	1.92%	1.92%	1.92%	3.49%
2.04%	Fixed	2.04%	2.04%	2.04%	3.71%
2.09%	Fixed	2.09%	2.09%	2.09%	3.80%
2.27%	Fixed	2.27%	2.27%	2.27%	4.13%
2.34%	Fixed	2.34%	2.34%	2.34%	4.25%
2.40%	Fixed	2.40%	2.40%	2.40%	4.36%
2.42%	Fixed	2.42%	2.42%	2.42%	4.40%
2.54%	Fixed	2.54%	2.54%	2.54%	4.62%
2.77%	Fixed	2.77%	2.77%	2.77%	5.04%
2.89%	Fixed	2.89%	2.89%	2.89%	5.25%
4.69%	Fixed	4.69%	4.69%	4.69%	8.53%

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

**IMPORTANT INFORMATION****Information relevant to all Offset Mortgages****SUMMARY BOX**

Account Name	Offset Savings						
<b>What is the interest rate?</b>	<p>No interest is paid on this account</p> <table border="1"> <thead> <tr> <th colspan="2">Annual Interest</th> </tr> <tr> <th>Gross p.a.</th> <th>AER*</th> </tr> </thead> <tbody> <tr> <td>0.00%</td> <td>0.00%</td> </tr> </tbody> </table> <p><b>Whether you need to pay tax is dependent on your own personal circumstances and so may be subject to change in the future.</b></p> <p>* AER stands for the Annual Equivalent Rate and shows you what the interest rate would be if interest was paid and added each year. This will enable you to compare more easily the return you can expect from your savings over time.</p>	Annual Interest		Gross p.a.	AER*	0.00%	0.00%
Annual Interest							
Gross p.a.	AER*						
0.00%	0.00%						
<b>Can Accord Mortgages change the interest rate?</b>	Not applicable for this account.						
<b>What would be the estimated balance after 12 months based on a £1,000 deposit?</b>	Not applicable for this account. The balance in this account will be offset against the balance of your Accord Offset mortgage for the purposes of calculating interest on your mortgage.						
<b>How do I open and manage my account?</b>	<p><b>Eligibility</b> The Offset Savings account is only available in conjunction with an Accord Offset mortgage.</p> <p><b>Account management</b> The account can be managed online. The minimum balance is £zero. The maximum balance is up to 100% of your Offset mortgage.</p>						
<b>Can I withdraw money?</b>	<p><b>Withdrawals</b> The Offset Savings allows instant withdrawals, subject to daily limits without loss of interest. Please contact us for more details.</p> <p><b>Maturity</b> After repayment of the balance of the Accord Offset mortgage, it is your responsibility to withdraw any balance in the Offset Savings Account and close the account.</p>						
<b>Additional Information</b>	Not Applicable						

**Early Repayment Charge (ERC) for Offset Accounts**

If a product is repaid in full or transferred (in full or in part), before the end of the ERC period, an ERC is payable. However, part repayments (monthly or lump sum) of any amount are allowed without charge. The ERC is calculated at the rate applicable for the year in which the repayment or transfer occurs. The ERC is based on the original transfer amount and so disregards any payments (including usual monthly payments) you make which may have reduced the total amount transferred.

For example, with a Product Transfer: £100,000 is transferred on a 1.92% fixed rate product until 31/01/20. If you decide to repay this mortgage in full before 31/01/19 the ERC will be  $2\% \times £100,000 = £2,000$ . If you decide to repay this mortgage in full before 31/01/20 but after 31/01/19, the ERC will be  $1\% \times £100,000 = £1,000$ .

Our printed material is available in alternative formats e.g. large print, Braille or audio. Please call us on **0345 1200 872**.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

Applications subject to standard lending criteria and all loans subject to status.

All communications with us may be monitored/recorded to improve the quality of our service and for your protection and security. Calls to 03 numbers are charged at the same standard network rate as 01 or 02 landline numbers, even when calling from a mobile.

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