

# Mortgages from the Melton

Updated 14 August 2017



**the melton**  
building society  
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# MORTGAGES FROM THE MELTON

## FIRST TIME BUYERS AND LOW DEPOSIT MORTGAGES

Buying your first home, moving up the property ladder or building your dream home, we have a mortgage for you. This brochure gives a brief overview of products that may be suitable for you. Please contact one of our friendly mortgage advisors who will be able to give you all the information you need to make an informed decision, Call 01664 414141.

	Max LTV	Initial rate	Period	Followed by (SVR)	Overall cost for comparison	Fees	Early Repayment Charges	Additional Features
<b>FIXED RATES</b>								
<b>3.69% Fixed Rate to 31 December 2020</b>	95%	3.69% fixed	Fixed until 31/12/2020	4.99%	4.8% APRC	Application fee £199 Completion fee £199	3% until 31/12/18; 2% until 31/12/19; 1% until 31/12/20	<ul style="list-style-type: none"> <li>Overpayments</li> <li>Portable</li> <li>Fees Assisted legals on standard purchase or remortgage (terms apply)</li> </ul>
<b>3.99% Fixed Rate to 30 June 2022</b>	95%	3.99% fixed	Fixed until 30/06/2022	4.99%	4.8% APRC	Application fee £199 Completion fee £199	5% until 30/06/18; 4% until 30/06/19; 3% until 30/06/20; 2% until 30/06/21; 1% until 30/06/22	<ul style="list-style-type: none"> <li>Overpayments</li> <li>Portable</li> <li>Fees Assisted legals on standard purchase or remortgage (terms apply)</li> </ul>
<b>2.89% Fixed Rate to 31 December 2020</b>	90%	2.89% fixed	Fixed until 31/12/2020	4.99%	4.6% APRC	Application fee £199 Completion fee £199	3% until 31/12/18; 2% until 31/12/19; 1% until 31/12/20	<ul style="list-style-type: none"> <li>Overpayments</li> <li>Portable</li> <li>Fees Assisted legals on standard purchase or remortgage (terms apply)</li> </ul>
<b>3.29% Fixed Rate to 30 June 2022</b>	90%	3.29% fixed	Fixed until 30/06/2022	4.99%	4.5% APRC	Application fee £199 Completion fee £199	5% until 30/06/18; 4% until 30/06/19; 3% until 30/06/20; 2% until 30/06/21; 1% until 30/06/22	<ul style="list-style-type: none"> <li>Overpayments</li> <li>Portable</li> <li>Fees Assisted legals on standard purchase or remortgage (terms apply)</li> </ul>
<b>2.59% Fixed Rate to 31 December 2020</b>	85%	2.59% fixed	Fixed until 31/12/2020	4.99%	4.5% APRC	Application fee £199 Completion fee £199	3% until 31/12/18; 2% until 31/12/19; 1% until 31/12/20	<ul style="list-style-type: none"> <li>Overpayments</li> <li>Portable</li> </ul>
<b>2.89% Fixed Rate to 30 June 2022</b>	85%	2.89% fixed	Fixed until 30/06/2022	4.99%	4.3% APRC	Application fee £199 Completion fee £199	5% until 30/06/18; 4% until 30/06/19; 3% until 30/06/20; 2% until 30/06/21; 1% until 30/06/22	<ul style="list-style-type: none"> <li>Overpayments</li> <li>Portable</li> </ul>
<b>DISCOUNTED</b>								
<b>3 Year Discounted Rate 3.09%</b>	95%	3.09% variable (our SVR with a 1.90% discount)	3 years	4.99%	4.7% APRC	No fees		<ul style="list-style-type: none"> <li>Available to customers in Leics, Lincs, Notts, Rutland</li> <li>£250 cashback on completion</li> <li>Overpayments</li> <li>Portable</li> <li>Option to link to offset</li> <li>Option to switch to fixed rate at anytime</li> <li>Fees Assisted legals on standard purchase or remortgage (terms apply)</li> </ul>
<b>3 Year Discounted Rate 3.19%</b>	95%	3.19% variable (our SVR with a 1.80% discount)	3 years	4.99%	4.7% APRC	No fees	3% year 1; 2% year 2; 1% year 3	<ul style="list-style-type: none"> <li>Overpayments</li> <li>Portable</li> <li>Option to link to offset</li> <li>Option to switch to fixed rate at anytime</li> <li>Fees Assisted legals on standard purchase or remortgage (terms apply)</li> </ul>
<b>3 Year Discounted Rate 2.59%</b>	90%	2.59% variable (our SVR with a 2.40% discount)	3 years	4.99%	4.6% APRC	Application fee £199 Completion fee £199		<ul style="list-style-type: none"> <li>Overpayments</li> <li>Portable</li> <li>Option to link to offset</li> <li>Option to switch to fixed rate at anytime</li> </ul>
<b>3 Year Discounted Rate 2.29%</b>	85%	2.29% variable (our SVR with a 2.70% discount)	3 years	4.99%	4.5% APRC	Application fee £199 Completion fee £199		<ul style="list-style-type: none"> <li>Overpayments</li> <li>Portable</li> <li>Option to link to offset</li> </ul>
<b>SHARED OWNERSHIP</b>								
<b>3 Year Discounted Rate 3.29%</b>	95%	3.29% variable (our SVR with a 1.70% discount)	3 years	4.99%	4.8% APRC	Application fee £199	3% year 1; 2% year 2; 1% year 3	<ul style="list-style-type: none"> <li>Overpayments</li> <li>Portable</li> <li>Option to link to offset</li> </ul>
<b>3.99% Fixed Rate to 30 April 2021</b>	95%	3.29% fixed	Fixed until 30/04/2021	4.99%	4.9% APRC	Application fee £199	4% until 30/04/18; 3% until 30/04/19; 2% until 30/04/20; 1% until 30/04/21	<ul style="list-style-type: none"> <li>Overpayments</li> <li>Portable</li> </ul>
<b>YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE</b>								

Based on a £158,865 mortgage, secured by first charge on your main residential property, repaid on a repayment basis over a 35 year term: 36 monthly payments at a variable rate of 3.19%, (£628.36) £22,620.96. 384 monthly payments at standard variable rate (currently 4.99%), (£788.60) £302,822.40. Valuation fee on property of £167,820, payable when you apply

Terms and conditions apply. Please ask a mortgage advisor for full product information. These products may

£240 (see scale). Telegraphic Transfer fee payable when you apply £25. Mortgage Discharge Fee payable at the end of your mortgage £150. Total Amount Payable £325,858.36.

be withdrawn without notice. **For further information please visit [www.themelton.co.uk](http://www.themelton.co.uk)**

## HIGHER DEPOSIT MORTGAGES

	Max LTV	Initial rate	Period	Followed by (SVR)	Overall cost for comparison	Fees	Early Repayment Charges	Additional Features
<b>FIXED RATES</b>								
<b>2.29% Fixed Rate to 31 December 2020</b>	75%	2.29% fixed	Fixed until 31/12/2020	4.99%	4.2% APRC	Application fee £199 Completion fee £199	3% until 31/12/18; 2% until 31/12/19; 1% until 31/12/20	<ul style="list-style-type: none"> <li>Overpayments</li> <li>Portable</li> </ul>
<b>2.55% Fixed Rate to 30 June 2022</b>	75%	2.55% fixed	Fixed until 30/06/2022	4.99%	3.9% APRC	Completion fee £999	5% until 30/06/18; 4% until 30/06/19; 3% until 30/06/20; 2% until 30/06/21; 1% until 30/06/22	<ul style="list-style-type: none"> <li>No application fee</li> <li>Overpayments</li> <li>Portable</li> </ul>
<b>2.69% Fixed Rate to 30 June 2022</b>	75%	2.69% fixed	Fixed until 30/06/2022	4.99%	4.0% APRC	Application fee £199 Completion fee £199		<ul style="list-style-type: none"> <li>Overpayments</li> <li>Portable</li> </ul>
<b>DISCOUNTED</b>								
<b>Short Term Finance SVR for Term</b>	60%	4.99% variable (our SVR for term)	Term	Not applicable	6.0% APRC	Application fee £99 Completion fee 1.5% of the loan amount	n/a	<ul style="list-style-type: none"> <li>Short term finance</li> <li>Minimum term 12 months</li> <li>Maximum term 5 years</li> <li>No ERCs</li> <li>Interest only and capital and interest repayment basis or a combination of the two</li> </ul>
<b>3 Year Discounted Rate 1.99%</b>	65%	1.99% variable (our SVR with a 3.00% discount)	3 years	4.99%	4.1% APRC	Application fee £199 Completion fee £199	3% year 1; 2% year 2; 1% year 3	<ul style="list-style-type: none"> <li>Right to Buy purchase only</li> <li>Fees Assisted legal on standard purchase (terms apply)</li> <li>Overpayments</li> <li>Portable</li> <li>Option to link to offset</li> <li>Option to switch to a fixed rate product</li> <li>Capital and interest repayment basis</li> </ul>
<b>3 Year Discounted Rate 1.99%</b>	75%	1.99% variable (our SVR with a 3.00% discount)	3 years	4.99%	4.1% APRC	Application fee £199 Completion fee £199		<ul style="list-style-type: none"> <li>Fees Assisted legal on standard purchase (terms apply)</li> <li>Option to switch to a fixed rate product</li> </ul>
<b>3 Year Discounted Rate 2.19%</b>	75%	2.19% variable (our SVR with a 2.80% discount)	3 years	4.99%	4.2% APRC	n/a		<ul style="list-style-type: none"> <li>Remortgages only</li> <li>No product fees</li> <li>£250 cashback upon legal completion</li> <li>Overpayments</li> <li>Portable</li> <li>Option to link to offset</li> </ul>
<b>3 Year Discounted Rate 2.29%</b>	75%	2.29% variable (our SVR with a 2.70% discount)	3 years	4.99%	4.2% APRC	Application fee £199 Completion fee £199		<ul style="list-style-type: none"> <li>Interest only and capital and interest repayment basis</li> <li>Portable</li> <li>Overpayments</li> <li>Option to link to offset</li> <li>Option to switch to a fixed rate product</li> <li>Fees Assisted legal on standard purchase or remortgage (terms apply)</li> </ul>
<b>Offset Discounted Rate for Term 2.39%</b>	75%	2.39% variable (our SVR with a 2.60% discount for term)	Term	Not applicable	2.6% APRC	Application fee £199 Completion fee £599		<ul style="list-style-type: none"> <li>Overpayments</li> <li>Portable</li> <li>Option to link to offset</li> </ul>
<b>SVR for Term</b>	75%	4.99% variable (our SVR for term)	Term	Not applicable	5.2% APRC	Application fee £199 Completion fee £199		<ul style="list-style-type: none"> <li>Overpayments</li> <li>Option to link to offset</li> </ul>
<b>YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE</b>								

Based on a £144,480 mortgage, secured by first charge on your main residential property, repaid on a repayment basis over an 18 year term: 36 monthly payments at a variable rate of 1.99%, (£798.36) £28,740.96. 180 monthly payments at standard variable rate (currently 4.99%), (£981.19) £176,614.20. Basic Valuation fee on property of £340,000, payable when you

**Terms and conditions apply. Please ask a mortgage advisor for full product information. These products may be withdrawn without notice.**

apply £330 (see scale). Application fee payable when you apply £199. Completion fee payable at time of legal completion £199. Telegraphic Transfer fee payable when you apply £25. Solicitors fees payable to your conveyancer (estimated) £360. Mortgage Discharge Fee payable at the end of your mortgage £150. Total Amount Payable £206,258.16.

**For further information please visit [www.themelton.co.uk](http://www.themelton.co.uk)**

## FURTHER ADVANCES

	Max LTV	Initial rate	Period	Followed by (SVR)	Overall cost for comparison	Fees	Early Repayment Charges	Additional Features
<b>SVR for term</b>	75%	4.99%	Term	Not applicable	5.2% APRC	Completion fee £199	n/a	<ul style="list-style-type: none"> <li>Portable</li> <li>Option to link to offset</li> </ul>
<b>Discounted Rate for Term 2.39%</b>	75%	2.39% variable (our SVR with a 2.60% discount)	Term	Not applicable	2.5% APRC		5% year 1; 4% year 2; 3% year 3; 2% year 4; 1% year 5	<ul style="list-style-type: none"> <li>Overpayments</li> <li>Portable</li> <li>Option to link to offset</li> </ul>
<b>2.69% Fixed Rate to 30 June 2022</b>	75%	2.69% Fixed	Fixed to 30/06/2022	4.99%	3.9% APRC		5% until 30/06/18; 4% until 30/06/19; 3% until 30/06/20; 2% until 30/06/21; 1% until 30/06/22	<ul style="list-style-type: none"> <li>Overpayments</li> <li>Portable</li> </ul>
<b>Buy to Let Discounted Rate for Term 3.49%</b>	75%	3.49% variable (our SVR with a 1.50% discount)	Term	Not applicable	3.6% APRC		5% year 1; 4% year 2; 3% year 3; 2% year 4; 1% year 5	<ul style="list-style-type: none"> <li>Overpayments</li> <li>Portable</li> </ul>

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

Based on a £40,460 mortgage, secured by first charge on your main residential property, repaid on a repayment basis over a 18 year term: 216 monthly payments at a variable rate of 2.39%, (£230.67) £49,824.72.

Completion fee payable at time of legal completion £199. Revaluation fee payable £100. Total Amount Payable £50,123.72.

## SELF BUILD & RENOVATION MORTGAGES

	Max LTV	Initial rate	Period	Followed by (SVR)	Overall cost for comparison	Fees	Early Repayment Charges	Additional Features
<b>Advance Self Build &amp; Renovation</b>	75%	4.89% variable (our SVR with a 0.10% discount)	3 years	4.99%	5.2% APRC	Application fee £500 Completion fee 0.50% of loan amount Title insurance fee £78.40 Higher Lending Charge payable	3% year 1; 2% year 2; 1% year 3	<ul style="list-style-type: none"> <li>Stage payments in advance</li> <li>Overpayments</li> <li>Portable</li> <li>Option to link to offset</li> </ul>
<b>Standard Self Build &amp; Renovation</b>	75%	4.89% variable (our SVR with a 0.10% discount)	3 years	4.99%	5.2% APRC	Application fee £500 Completion fee 0.50% of loan amount Title insurance fee £78.40		<ul style="list-style-type: none"> <li>Funds released after each stage</li> <li>Overpayments</li> <li>Portable</li> <li>Option to link to offset</li> </ul>
<b>Family Assist Self Build</b>	75%	4.89% variable (our SVR with a 0.10% discount)	3 years	4.99%	5.2% APRC	Application fee £500 Completion fee 0.50% of loan amount Title insurance fee £78.40	n/a	<ul style="list-style-type: none"> <li>Funds released after each stage</li> <li>Overpayments</li> <li>Portable</li> <li>Option to link to offset</li> <li>Parental Deposit repaid as a final stage payment on completion of the build, subject to final end value being 75% or lower.</li> </ul>
<b>Short Term Self build</b>	75%	4.89% variable for term (our SVR with a 0.10% discount)	Term	n/a	5.5% APRC	Application fee £500 Completion fee 1% of loan amount Title insurance fee £78.40		<ul style="list-style-type: none"> <li>Funds released after each stage</li> <li>Overpayments</li> <li>Portable</li> <li>Option to link to offset</li> </ul>
<b>Eco Self Build</b>	75%	4.39% variable (our SVR with a 0.60% discount)	3 years	4.99%	5.1% APRC	Application fee £500 Completion fee 0.50% of loan amount Title insurance fee £78.40	3% year 1; 2% year 2; 1% year 3	<ul style="list-style-type: none"> <li>Funds released after each stage</li> <li>Overpayments</li> <li>Portable</li> <li>Option to link to offset</li> </ul>

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

Based on a £204,460 mortgage, secured by first charge on your main residential property, repaid on an interest only basis over a 25 year term: 36 monthly payments at a variable rate of 4.89%, (£833.17) £29,994.12. 264 monthly payments at standard variable rate (currently 4.99%), (£850.21) £224,455.44. Valuation fee on property of £354,600, payable when you apply £495 (see scale). Application fee payable when you apply £500. Completion fee 0.50% of the loan amount payable at

time of legal completion £1022.30. Reinspection fee of £80 required for each stage release £320. Title Insurance fee payable at the start of the mortgage £78.40. Telegraphic Transfer fee payable when you apply £100. Solicitors fees payable to your conveyancer (estimated) £360. Mortgage Discharge Fee payable at the end of your mortgage £150. Loan amount payable at the end of your mortgage £204,460. Total Amount Payable £461,935.26.

## BUY TO LET MORTGAGES

	Max LTV	Initial rate	Period	Followed by (SVR)	Overall cost for comparison	Fees	Early Repayment Charges	Additional Features
<b>Consumer Buy to Let, 3 Year Discounted Rate 2.19%</b>	60%	2.19% variable (our SVR with a 2.80% discount)	3 years	4.99%	4.5% APRC	Application fee £199 Completion fee £399	3% year 1; 2% year 2; 1% year 3	<ul style="list-style-type: none"> <li>Overpayments</li> <li>Portable</li> </ul>
<b>Business Buy to Let 3 Year Discounted Rate 2.19%</b>	60%	2.19% variable (our SVR with a 2.80% discount)	3 years	4.99%	4.5% APRC	Application fee £199 Completion fee £399	3% year 1; 2% year 2; 1% year 3	<ul style="list-style-type: none"> <li>Overpayments</li> <li>Portable</li> </ul>
<b>Family Buy to Let, Discounted Rate for Term 3.25%</b>	60%	3.25% variable (our SVR with a 1.74% discount)	Term	n/a	3.4% APRC	Application fee £199 Completion fee £399	5% year 1; 4% year 2; 3% year 3; 2% year 4; 1% year 5	<ul style="list-style-type: none"> <li>Overpayments</li> <li>Portable</li> </ul>
<b>Holiday Buy to let Discounted Rate for Term 2.49%</b>	60%	2.49% variable (our SVR with a 2.50% discount)	Term	n/a	2.6% APRC	Application fee £199 Completion fee £599	5% year 1; 4% year 2; 3% year 3; 2% year 4; 1% year 5	<ul style="list-style-type: none"> <li>Overpayments</li> <li>Portable</li> </ul>
<b>Consumer Buy to Let, 3 Year Discounted Rate 2.69%</b>	75%	2.69% variable (our SVR with a 2.30% discount)	3 years	4.99%	4.7% APRC	Application fee £199 Completion fee £399	3% year 1; 2% year 2; 1% year 3	<ul style="list-style-type: none"> <li>Overpayments</li> <li>Portable</li> </ul>
<b>Business Buy to Let 3 Year Discounted Rate 2.69%</b>	75%	2.69% variable (our SVR with a 2.30% discount)	3 years	4.99%	4.7% APRC	Application fee £199 Completion fee £399	3% year 1; 2% year 2; 1% year 3	<ul style="list-style-type: none"> <li>Overpayments</li> <li>Portable</li> </ul>
<b>Family Buy to Let, Discounted Rate for Term 3.49%</b>	75%	3.49% variable (our SVR with a 1.50% discount)	Term	n/a	3.6% APRC	Application fee £199 Completion fee £399	5% year 1; 4% year 2; 3% year 3; 2% year 4; 1% year 5	<ul style="list-style-type: none"> <li>Overpayments</li> <li>Portable</li> </ul>
<b>IF YOU FAIL TO KEEP UP WITH PAYMENTS ON YOUR MORTGAGE A 'RECEIVER OF RENT' MAY BE APPOINTED AND YOUR RENTAL PROPERTY, OR OTHER PROPERTY USED AS SECURITY, MAY BE REPOSSESSED</b>								

Based on a £166,896 mortgage, secured by first charge on your main residential property, repaid on an interest only basis over a 20 year term: 36 monthly payments at a variable rate of 2.69%, (£374.13) £13,468.68. 204 monthly payments at standard variable rate (currently 4.99%), (£694.01) £141,578.04. Valuation fee on property of £300,000, payable when you apply £290 (see scale). Application fee payable when you apply £199. Completion fee payable at time of legal completion

£399. Telegraphic Transfer fee payable when you apply £25. Solicitors fees payable to your conveyancer (estimated) £360. Mortgage Discharge Fee payable at the end of your mortgage £150. Loan amount payable at the end of your mortgage £166,896. Total Amount Payable £323,365.72.

**Terms and conditions apply.**

**Please ask a mortgage advisor for full product information.  
These products may be withdrawn without notice.**

**For further information please visit [www.themelton.co.uk](http://www.themelton.co.uk)**



## Principal Office

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## Branch Offices

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The Melton Mowbray Building Society is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.