

Mortgage Choices for Changing Products

Effective from 23 June 2021

Residential - Changing Products

Product	Initial Rate	Followed by the Variable Reversionary Rate, currently	The Overall Cost for Comparison is	Maximum Loan to Value	Product Fee	Early Repayment Charge	Maximum Loan Amount			
2 Year Fixed	2.49%	5.09%	4.7% APRC	60%	£95	No Early Repayment Charge applies to overpayments of up to £500 per calendar month. However if the mortgage is fully/partially repaid within the first 2 years the following charges will be payable: 1.5% of the amount redeemed in the first year and 0.75% of the amount redeemed in the second year.	£1,500,000			
	2.74%		4.8% APRC	75%						
	2.99%		4.9% APRC	90%						
	3.49%		None	None						
5 Year Fixed	2.59%		4.2% APRC	60%				£95	No Early Repayment Charge applies to overpayments of up to £500 per calendar month. However if the mortgage is fully/partially repaid within the first 5 years the following charges will be payable: 3% of the amount redeemed in the first and second years, 2.5% of the amount redeemed in the third year, 1.75% of the amount redeemed in the fourth year and 0.75% of the amount redeemed in the fifth year.	£1,500,000
	2.79%		4.5% APRC	75%						
	3.49%		4.8% APRC	90%						
	3.99%		None	None						
Lifetime Variable	5.09%	5.2% APRC	None	None	£95	No Early Repayment Charge applies.	£1,500,000			

Glossary of terms

The Variable Reversionary Rate

At the end of the initial rate period you move to our Variable Reversionary Rate, currently 5.09%, for the remainder of the mortgage term.

Changing Products

If you have a mortgage that is coming to the end of its initial rate period, you may be able to switch to another mortgage product. Product availability and lending decisions are subject to customer status, the value of the property and current lending criteria. The product will be subject to the relevant fee (detailed above). **The borrow back feature is not available on new UCB products. Switching your mortgage to a new product will result in the loss of this facility.**

Rates are correct at time of printing: 23 June 2021.

**Click ucbhomeloans.co.uk
or call 0800 464 3014**

Please note that for our mutual protection and to improve service standards, we may monitor and/or record telephone calls.

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Early Repayment Charge

If a mortgage product does not continue for its agreed term or if an overpayment is made, an Early Repayment Charge may be payable. The amount of Early Repayment Charge payable depends upon the terms and conditions of the product. Upon full repayment of the mortgage, a Redemption Administration Fee, currently £65, is payable on all products.

The Annual Percentage Rate of Charge (APRC)

This is the total cost of a loan taking into account all costs, interest charges, product fees etc.

This is then expressed as an annual rate of charge. Theoretically this allows comparison of like with like when looking at mortgages on offer from different lenders.

**Mortgages are secured on your property.
You could lose your property if you do not keep up payments on your mortgage.**

UCB Home Loans