

Existing Customer Switcher Guide

Effective from 01 September 2018

Buy to Let – Changing Products

Product	Initial Rate	Followed by the Variable Reversionary Rate, currently	The Overall Cost for Comparison is	Maximum Loan to Value	Arrangement Fee	Early Repayment Charge	Maximum Loan Amount
2 Year Fixed	4.79%	5.54%	5.6% APRC	75%	£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: 3% of the amount redeemed in the first year and 2% of the amount redeemed in the second year.	£1,500,000
	4.99%			None			
5 Year Fixed	5.29%		75%				
	5.49%		None				
Lifetime Variable	5.54%	5.7% APRC	None	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 6 months, 2% of the amount redeemed will be payable.			

Glossary of terms

The Variable Reversionary Rate

At the end of the initial rate period you move to our Variable Reversionary Rate, currently 5.54%, 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, credit bureau searches, 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.**

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, arrangement 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.

Rates are correct at time of printing: 01 September 2018.

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

**MORTGAGES ARE SECURED ON YOUR PROPERTY.
YOU COULD LOSE YOUR PROPERTY IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE.**

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

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