

Contents

Standard residential	3/5
Help to Buy - equity loan	6/7
First Homes	8
Shared Ownership	9/10
Made to measure	11
Retirment Interest-Only (RIO)	12
Self-build	12
Bridging	13
Buy-to-let individuals (including Holiday let)	14-17
Buy-tolet limited company (including Holiday let)	18-20
Contact us	21
Lending criteria	22/24

Latest updates

- NEW Standard Residential 2, 3 & 5 year fixed products
- NEW Standard Residential 3 & 5 year fixed for existing borrowers products
- NEW Shared Ownership 2, 3 & 5 year fixed products
- NEW Shared Ownership 3 & 5 year fixed for existing borrowers products
- NEW Made to measure 3 year fixed product

Important information

All products are charged on a DAILY INTEREST basis.

Newbury Building Society's Standard Variable Rate (SVR) is currently 6.15%.

Free legals using title insurance is offered on some products, there is qualifying criteria which means it may not always be available. The main exclusions are: Unregistered Title, change of ownership, non UK National(s) resident in the UK, self-builds, expats, lending to limited companys, Retirement Interest-Only (RIO) and Shared Ownership remortgages. Other exclusions may apply, please contact our helpdesk to check availability. If legal work is required in these areas, a solicitor will need to act and the cost incurred will be payable by the client.

On selected products, we will pay the first £700 of the standard mortgage valuation, (this will cover properties valued up to £1,000,000). If the valuation fee is more than £700 (i.e. the property value is more than £1,000,000), the borrower is responsible for paying the difference. On selected products we will carry out a standard valuation at our cost.

There is a 0.40% procuration fee payable for new business to a maximum of £3,500. For product transfers we pay a 0.2%

procuration fee to a maximum of £2,000.

WE HAVE NO CURRENT PLANS TO WITHDRAW THESE PRODUCTS BUT THEY MAY BE WITHDRAWN WITHOUT NOTICE.

THE ACTUAL RATE AVAILABLE WILL DEPEND ON YOUR CLIENT'S CIRCUMSTANCES PLEASE READ IN CONJUNCTION WITH FULL PRODUCT LEAFLETS.



2 & 3-year fixed

Product	Fixed Term	Availability	Max	Initial	Reverts	F	Incentives	Early R	epayment Charge	Q.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
code	until	Availability	LTV	fixed rate	to	Fees	incentives	Period	Charge	Overpayments
4520	27/02/28	Purchase Remortgage	75%	4.59% 6.0% APRC				27/02/28	% of the original loan amount if loan paid in full: To 27/02/27 - 3% To27/02/28 - 2%	
4522	29/12/28	Purchase Remortgage	75%	4.39% 5.8% APRC		Application fee: £850	Free valuation for properties valued up to £1,000,000	29/12/28	% of the original loan amount if loan paid in full: To 29/12/27 - 3% To 29/12/28 - 2%	During the ERC period
4528	29/12/28	Purchase Remortgage Product transfer	85%	5.19% 6.0% APRC	6.15% (SVR)	No application fee applies for existing borrowers completing a product transfer	'Free legals' for re- mortgages Overpayments allowed	29/12/28	% of the original loan amount if loan paid in full: To 29/12/27 - 3% To 29/12/28 - 2%	overpayments are permitted up to 10% of the original loan amount per year
4530	29/12/28	Purchase Remortgage Product transfer	90%	5.39% 6.1% APRC				29/12/28	% of the original loan amount if loan paid in full: To 29/12/27 - 3% To 29/12/28 - 2%	
4525	29/12/28	Existing borrowers only Purchase Product transfer	75%	4.29% 5.7% APRC	6.15% (SVR)	Application fee: £850 No application fee applies for existing borrowers completing a product transfer	Free valuation for properties valued up to £1,000,000 Overpayments allowed No higher lending charge	29/12/28	% of the original loan amount if loan paid in full: To 29/12/27 - 3% To 29/12/28 - 2%	During the ERC period overpayments are permitted up to 10% of the original loan amount per year

Standard residential:

- We will pay the first £700 of the standard mortgage valuation, (this will cover properties valued up to £1,000,000).
- Properties must be located in England or Wales.
- In the following London postcodes flats are restricted to 60% loan to value and houses are restricted to 75% loan to value: CR, E, EC, EN, HA, IG, KT, N, NW, RM, SE, SM, SW, TW, UB, W, WC.
- The minimum loan size for a product transfer is £40,000.



Standard residential

5-year fixed

Product	Fixed Term		Max	Initial	Reverts			Early R	Repayment Charge	
code	until	Availability	LTV	fixed rate	to	Fees	Incentives	Period	Charge	Overpayments
4534	29/12/30	Purchase Remortgage	75%	4.29% 5.4% APRC	6.15% (SVR)	Application fee: £850 No application fee applies for existing borrowers completing a product transfer	Free valuation for properties valued up to £1,000,000 'Free legals' for remortgages Overpayments allowed	29/12/30	% of the original loan amount if loan paid in full: To 29/12/26 - 5% To 29/12/27 - 4% To 29/12/29 - 3% To 29/12/30 - 2%	During the ERC period overpayments are permitted up to 10% of the original loan amount per year
4536	29/12/30	Existing borrowers only Purchase Product transfer	75%	4.19% 5.4% APRC	6.15% (SVR)	Application fee: £850 No application fee applies for existing borrowers completing a product transfer	Free valuation for properties valued up to £1,000,000 Overpayments allowed No higher lending charge	29/12/30	% of the original loan amount if loan paid in full: To 29/12/26 - 5% To 29/12/27 - 4% To 29/12/29 - 3% To 29/12/30 - 2%	During the ERC period overpayments are permitted up to 10% of the original loan amount per year

Standard residential:

• We will pay the first £700 of the standard mortgage valuation, (this will cover properties valued up to £1,000,000).

Head Office, 90 Bartholomew Street, Newbury, Berkshire RG14 5EE

Follow us on: linkedin.com/company/NBSIntermediary

- Properties must be located in England or Wales.
- In the following London postcodes flats are restricted to 60% loan to value and houses are restricted to 75% loan to value: CR, E, EC, EN, HA, IG, KT, N, NW, RM, SE, SM, SW, TW, UB, W, WC.

Email: brokerenquiries@newbury.co.uk Call: 01635 918000 | Visit: www.newbury.co.uk/intermediaries

• The minimum loan size for a product transfer is £40,000.



Standard residential

3-year discount

Product	Discount		Max	Initial	Reverts			Early Re	payment Charge		
code	term	Availability	LTV	variable rate	to	Fees	Incentives	Period	Charge	Overpayments	
4423	3 years	Purchase Remortgage Product transfer	75%	4.04% (SVR -2.11%) 5.7% APRC		Application fee: £850	Free valuation for properties				
4438	3 years	Purchase Remortgage Product transfer	85%	4.64% (SVR -1.51%) 5.8% APRC	6.15% (SVR)	(purchase and remortgage) No application fee	valued up to £1,000,000 'Free legals' for remortgages	3 years	3% of the original loan amount in year 1. 2% in year 2	During the ERC period overpayments are permitted up to 20% of the original loan amount per	
4440	3 years	Purchase Remortgage Product transfer	90%	4.74% (SVR -1.41%) 5.9% APRC		applies for existing borrowers completing a product transfer	Overpayments allowed No higher lending charge		and 1% in year 3	year	
4425	3 years	Existing borrowers only Purchase Product transfer	75%	3.94% (SVR-2.21%) 5.6% APRC	6.15% (SVR)	Application fee: £850 No application fee applies for existing borrowers completing a product transfer	Overpayments allowed	3 years	3% of the original loan amount in year 1. 2% in year 2 and 1% in year 3	During the ERC period overpayments are permitted up to 20% of the original loan amount per year	

Standard residential:

- We will pay the first £700 of the standard mortgage valuation, (this will cover properties valued up to £1,000,000).
- Properties must be located in England or Wales.
- In the following London postcodes flats are restricted to 60% loan to value and houses are restricted to 75% loan to value: CR, E, EC, EN, HA, IG, KT, N, NW, RM, SE, SM, SW, TW, UB, W, WC.
- The minimum loan size for a product transfer is £40,000.

Help to Buy

3-year discount

Product			Max	Initial variable	Reverts			Early	Repayment Charge	
code	Discount term	Availability	LTV	variable rate	to	Fees	Incentives	Period	Charge	Overpayments
4424	3 years	Remortgage	75%	4.04% (SVR -2.11%) 5.7% APRC	6.15% (SVR)	Application fee: £850	Free valuation for properties valued up to £1,000,000 Overpayments allowed	3 years	3% of the original loan amount in year 1. 2% in year 2 and 1% in year 3	During the ERC period overpayments are permitted up to 20% of the original loan amount per year
4251	3 years	Existing borrowers only Product transfer	75%	3.94% (SVR -2.21%) 5.6% APRC	6.15% (SVR)	£0	Overpayments allowed	3 years	3% of the original loan amount in year 1. 2% in year 2 and 1% in year 3	During the ERC period overpayments are permitted up to 20% of the original loan amount per year

Help to Buy:

- Capital and Interest repayment only.
- 'Free legals' not available for remortgages.
- We will pay the first £700 of the standard mortgage valuation, (this will cover properties valued up to £1,000,000).
- Properties must be located in England or Wales.
- In the following London postcodes flats are restricted to 60% loan to value and houses are restricted to 75% loan to value: CR, E, EC, EN, HA, IG, KT, N, NW, RM, SE, SM, SW, TW, UB, W, WC.
- The minimum loan size for a product transfer is £40,000.



Help to Buy

3-year fixed

Product	Fixed Term		Max	Initial	Reverts			Early R	epayment Charge	
code	until	Availability	LTV	fixed rate	to	Fees	Incentives	Period	Charge	Overpayments
4523	29/12/28	Remortgage	75%	4.39% 5.8% APRC	6.15% (SVR)	Application fee: £850	Free valuation for properties valued up to £1,000,000 Overpayments allowed	29/12/28	% of the original loan amount if loan paid in full: To 29/12/27 - 3% To 29/12/28 - 2%	During the ERC period overpayments are permitted up to 10% of the original loan amount per year
4527	29/12/28	Existing borrowers only Product transfer	75%	4.29% 5.7% APRC	6.15% (SVR)	£0	Overpayments allowed	29/12/28	% of the original loan amount if loan paid in full: To 29/12/27 - 3% To 29/12/28 - 2%	During the ERC period overpayments are permitted up to 10% of the original loan amount per year

Help to Buy:

- Capital and Interest repayment only.
- Properties must be located in England or Wales.
- In the following London postcodes flats are restricted to 60% loan to value and houses are restricted to 75% loan to value: CR, E, EC, EN, HA, IG, KT, N, NW, RM, SE, SM, SW, TW, UB, W, WC.
- The minimum loan size for a product transfer is £40,000.



First Homes

3-year discount

Product	Discount		Max	Initial	Reverts			Early F	Repayment Charge	
code	term	Availability	LTV	variable rate	to	Fees	Incentives	Period	Charge	Overpayments
4423	3 years	Purchase Remortgage	95%	4.04% (SVR -2.11%) 5.7% APRC	6.15% (SVR)	Application fee: £850	Overpayments allowed	3 years	3% of the original loan amount in year 1. 2% in year 2 and 1% in year 3	During the ERC period overpayments are per- mitted up to 20% of the original loan amount per year

3-year fixed

Product	Discount	Availability	Max	Initial variable	Reverts	Fees	Incentives	Early Rep	payment Charge	Overnovmente
code	term	Availability	LTV	rate	to	rees	incentives	Period	Charge	Overpayments
4522	29/12/28	Purchase Remortgage	95%	4.39% 5.8% APRC	6.15% (SVR)	Application fee: £850	Overpayments allowed	29/12/28	% of the original loan amount if loan paid in full: To 29/12/27 - 3% To 29/12/28 - 2%	During the ERC period overpayments are permitted up to 10% of the original loan amount per year

First homes

- *Maximum loan to value of discounted price.
- · Product available to those purchasing or remortgaging their residential home through the First Homes scheme, subject to product terms.
- Minimum deposit from applicant is 5%.
- Maximum property value of up to £420,000 applies, dependent on region (see www.gov.uk/first-homes-scheme for more details).
- · Capital and Interest repayment only.
- We will pay the first £700 of the standard mortgage valuation, (this will cover properties valued up to £1,000,000).
- The property must be located in England
- In the following London postcodes flats are restricted to 60% loan to value and houses are restricted to 75% loan to value: CR, E, EC, EN, HA, IG, KT, N, NW, RM, SE, SM, SW, TW, UB, W, WC.
- The minimum loan size for a product transfer is £40,000.



Shared Ownership

3-year discount

Product	Discount		Max LTV	Initial	Reverts	_		Early R	epayment Charge	
code	term	Availability	(of share)	variable rate	to	Fees	Incentives	Period	Charge	Overpayments
4491	3 Years	Purchase Remortgage	95%	4.40% (SVR-1.75%) 5.9% APRC	6.15% (SVR)	£0	Free valuation for properties valued up to £1,000,000 Overpayments allowed No ERC	N/A	N/A	N/A
4495	3 Years Existing borrowers on Product transf		85%	4.20% (SVR-1.95%) 5.8% APRC	6.15%	£0	Overpayments allowed	N/A	N/A	N/A
4493		Existing borrowers only Product transfer	95%	4.30% (SVR-1.85%) 5.8% APRC	(SVR)		No ERC	N/A	N/A	

Shared Ownership:

- Capital and Interest repayment only.
- Free legals' not available for remortgages.
- We will pay the first £700 of the standard mortgage valuation, (this will cover properties valued up to £1,000,000).
- Properties must be located in England or Wales.
- In the following London postcodes flats are restricted to 60% loan to value and houses are restricted to 75% loan to value: CR, E, EC, EN, HA, IG, KT, N, NW, RM, SE, SM, SW, TW, UB, W, WC.

Product	Fixed	A continuing little	Max LTV	Initial	Reverts	Face	Incontings	Early I	Repayment Charge	
code	Term until	Availability	(of share)	fixed rate	to	Fees	Incentives	Period	Charge	Overpayments
4508	29/01/28	Purchase Remortgage Product transfer	85%	4.65% 6.1% APRC				until 29/01/28	% of the original loan amount if loan paid in full: To 29/01/27 - 3% To 29/01/28 - 2%	
4510	29/01/28	Purchase Remortgage Product transfer	95%	4.69% 6.1% APRC				until 29/01/28	% of the original loan amount if loan paid in full: To 29/01/27 - 3% To 29/01/28 - 2%	
4512	29/11/28	Purchase Remortgage	85%	4.45% 5.9% APRC	6.15% (SVR)	£0	Free valuation for properties valued up to £1,000,000 Overpayments allowed	until 29/11/28	% of the original loan amount if loan paid in full: To 29/11/27 - 3% To 29/11/28 - 2%	During the ERC period overpayments are permitted up to 10% of the original loan amount per year
4513	29/11/28	Purchase Remortgage	95%	4.65% 5.9% APRC				until 29/11/28	% of the original loan amount if loan paid in full: To 29/11/27 - 3% To 29/11/28 - 2%	
4518	29/11/30	Purchase Remortgage Product transfer	95%	4.65% 5.7% APRC				until 29/11/30	% of the original loan amount if loan paid in full: To 29/11/26 - 5% To 29/11/27 - 4% To 29/11/29 - 3% To 29/11/30 - 2%	
4515	29/11/28	Existing borrowers only Product transfer	85%	4.35% 5.9% APRC	6.15%		Free valuation for properties valued up to £1,000,000	until 29/11/28	% of the original loan amount if loan paid in full: To 29/11/27 - 3% To 29/11/28 - 2%	During the ERC period overpayments are permitted up to 10% of the original loan amount per year
4517	29/11/28	Existing borrowers only Product transfer	95%	4.55% 5.9% APRC	(SVR)	£0	Overpayments allowed	until 29/11/28	% of the original loan amount if loan paid in full: To 29/11/27 - 3% To 29/11/28 - 2%	During the ERC period overpayments are permitted up to 10% of the original loan amount per year

Shared Ownership:

- Capital and Interest repayment only.
- Free legals' not available for remortgages.
- We will pay the first £700 of the standard mortgage valuation, (this will cover properties valued up to £1,000,000).
- Properties must be located in England or Wales.
- In the following London postcodes flats are restricted to 60% loan to value and houses are restricted to 75% loan to value: CR, E, EC, EN, HA, IG, KT, N, NW, RM, SE, SM, SW, TW, UB, W, WC.



Made to measure

3-year discount

Product	Discount	As continued in the c	Max	Initial	Reverts	Face	la continue	Early F	Repayment Charge	
code	term	Availability	LTV	variable rate	to	Fees	Incentives	Period	Charge	Overpayments
4442	3 years	Purchase Remortgage Product transfer	75%	4.34% (SVR -1.81%) 5.8% APRC	6.15% (SVR)	Application fee: £850 (purchase and remortgage) No application fee applies for existing borrowers completing a product transfer	Free valuation for properties valued up to £1,000,000 'Free legals' for remortgages Overpayments allowed	3 years	3% of the original loan amount in year 1. 2% in year 2 and 1% in year 3	During the ERC period overpayments are permitted up to 20% of the original loan amount per year

3-year fixed

Product	Fixed term	Availability	Max	Initial	Reverts	Fees	Incentives	Early R	epayment Charge	Overnavments
code	until	Availability	LTV	fixed rate	to	rees	incentives	Period	Charge	Overpayments
4532	29/12/28	Purchase Remortgage Product transfer	75%	5.04% 6.0% APRC	6.15% (SVR)	Application fee: £850 No application fee applies for existing borrowers completing a product transfer	Free valuation for properties valued up to £1,000,000 'Free legals' for remortgages Overpayments allowed	29/12/28	% of the original loan amount if loan paid in full: To 29/12/27 - 3% To 29/12/28 - 2%	During the ERC period overpayments are permitted up to 10% of the original loan amount per year

Head Office, 90 Bartholomew Street, Newbury, Berkshire RG14 5EE

Follow us on: linkedin.com/company/NBSIntermediary

Made to measure:

• The property must be located in England or Wales.

Examples of where we may be able to help

- Foreign Currency Loans (where your income is earned or repayment strategy is in another currency other than Sterling)
- Unusual property types.
- Complex cases by prior agreement.
- More than I property on the same title
- Annexe that is let out.
- Right to buy mortgages
- Second residential
- Resident outside of the UK



Retirement Interest-Only (RIO)

5-year discount

F	Product	Discount		Max	Initial	Reverts	_		Early I	Repayment Charge	
	code	term	Availability	LTV	variable rate	to	Fees	Incentives	Period	Charge	Overpayments
							Booking fee: £0				
	3127	5 years (3 year ERC)	Purchase Remortgage	50%	5.15% (SVR -1.00%)	6.15% (SVR)	Application fee: £600 (purchase) or £850 (remortgage)	Free valuation for properties valued up to £1,000,000	3 years	3% of the original loan amount in year 1. 2% in	During the ERC period overpayments are permitted up to
		(3 yeur ERC)	Product transfer		6.0% APRC		No booking or application fee applies for existing borrowers completing a product transfer	Overpayments allowed		year 2 and 1% in year 3	20% of the original loan amount per year

Retirement Interest-Only:

- Minimum age is 60 years.
- Retirement Interest-Only (RIO) mortgages are termless interest-only mortgages.
- Mortgage is repayable on death or a permanent move into residential care.
- 'Free legals' not available for remortgages.
- Properties must be located in England or Wales.

Self Build

Produc	Until/Term	Availability	Max	Initial	Reverts	Fees	Incentives	Early F	Repayment Charge	Overnavmente
code		Availability	LTV	variable rate	to	rees	lincentives	Period	Charge	Overpayments
2969	For term	Purchase Remortgage Product transfer	75%	6.15% (SVR for term) 6.3% APRC	N/A	Application fee: 1% of the total amount of borrowing, subject to a maximum of £2,500 Valuation fees apply (see page 20 for details)			3% of the original loan amount in year 1. 2% in year 2 and 1% in year 3	During the ERC period overpayments are permitted up to 20% of the original loan amount per year

GoGreen reward available on the application fee

Self Build:

- The property must be located within the following postcode areas: AL, BA, BH, BN, BS, DT, EX, GL, GU, HA, HP, HR, KT, LU, MK, NN, OX, PO, RG, RH, SG, SL, SM, SN, SP, SO, TA, TW, UB, WD, WR.
- Funds can be drawn down in up to five stages.
- Once the property is completed and in occupation the borrower is able to transfer to a standard residential product, subject to availability. At this time the ERC will be waived and the borrower will become subject to the terms and conditions of the new product.
- Planning permission and building regulation approval required.
- Full work schedules and costings required along with drawings.
- NHBC or other approved warranty required.

- Interest only available through build.
- Max LTV on land purchase is 66%.
- 'Free legals' not available for remortgages.
- GoGreen reward We will refund half of the paid application fee on presentation of an Energy Performance Certificate (EPC) of A or B rating.

Bridging

Product	Lintil/Towns	Max	Initial	Reverts	F	Early F	Repayment Charge	
Product code	Until/Term	LTV	variable rate	to	Fees	Period	Charge	Overpayments
2597	1 year	75%	7.15% (SVR +1.00%) 10.1% APRC	N/A	Booking fee: 0.75% of the original advance amount Application fee: 0.75% of the original advance amount Valuation fees apply (see page 20 for details)	N/A	n/a	N/A

Bridging:

- Properties must be located in England or Wales.
- In the following London postcodes flats are restricted to 60% loan to value and houses are restricted to 75% loan to value: CR, E, EC, EN, HA, IG, KT, N, NW, RM, SE, SM, SW, TW, UB, W, WC.
- · The booking fee is payable on application and is non-refundable. If we decline the loan due to status we will refund the fee.

Head Office, 90 Bartholomew Street, Newbury, Berkshire RG14 5EE

Follow us on: linkedin.com/company/NBSIntermediary

• If the customer loses the property we will not refund but will hold the bridging loan available for the customer for 3 months and not have to pay this portion of the fee again. For example, if you initially ask us to lend £200,000 then the booking fee is £1,500. If you subsequently ask us to increase the bridging to £250,000 then the customer must pay a further booking fee of £375.

Buy-to-let for individuals

3 & 5-year discount

Product	Discount	A continuis title	M1 T) /	Initial	Reverts	5	la continue	Early F	Repayment Charge	Q
code	term	Availability	Max LTV	variable rate	to	Fees	Incentives	Period	Charge	Overpayments
9493	3 Years	Purchase Remortgage Product transfer		4.40% (SVR-1.75%) 5.9% APRC		Application fee: £950 No application fee applies for	'Free legals' for	3 Years	2% of the original loan amount if mortgage	buring the ERC
9503	5 Years	Purchase Remortgage Product transfer	75%	4.40% (SVR-1.75%) 5.6% APRC	6.15% (SVR)	existing borrowers completing a product transfer Valuation fees apply (see page 20 for details)	remortgages Overpayments allowed	5 Years	paid in full. 2% of overpayment exceeding 10% of original loan amount.	period overpayments are permitted up to 10% of the original loan amount per year

Buy-to-let:

- Rental cover 135% calculated on our stressed rate, currently 7.85% (125% for basic rate tax payers).
- · Customers must be homeowners. Also available to borrowers in tied accomodation.
- Property must be let on an Assured Shorthold Tenancy (AST) of up to 3 years.
- Maximum number of properties in portfolio with NBS or other lenders is ten.
- No HMOs (Houses in Multiple Occupation).
- Subject to passing our affordability assessment.
- Properties must be located in England or Wales.
- Maximum loan size £500,000.
- In the following London postcodes flats are restricted to 60% loan to value and houses are restricted to 75% loan to value: CR, E, EC, EN, HA, IG, KT, N, NW, RM, SE, SM, SW, TW, UB, W, WC.

Holiday let for individuals

3-year discount

Product	Discount	A continue de Siste o	NA STATE OF	Initial	Reverts	F		Early F	Repayment Charge	0
code	term	Availability	Max LTV	variable rate	to	Fees	Incentives	Period	Charge	Overpayments
9541	3 Years	Purchase Remortgage Product transfer	75%	4.70% (SVR-1.45%) 6.0% APRC	6.15% (SVR)	Application fee: £1500 No application fee applies for existing borrowers completing a product transfer Valuation fees apply (see page 20 for details)	'Free legals' for r emortgages Overpayments allowed	3 Years	2% of the original loan amount if mortgage paid in full. 2% of overpayment exceeding 10% of original loan amount.	During the ERC period overpayments are permitted up to 10% of the original loan amount per year

Holiday let:

- Property must be located in England or Wales and in a location that is suitable for holiday letting.
- The following central London postcodes are excluded: E, EC, EN, N, NW, SE, SW, W, WC.
- Rental cover 135% calculated on our stressed rate, currently 7.85%.
- Minimum joint income of £50k and rental assessment based on an average of low, medium and high rents over a 26 week period.

Head Office, 90 Bartholomew Street, Newbury, Berkshire RG14 5EE

Follow us on: linkedin.com/company/NBSIntermediary

Email: brokerenquiries@newbury.co.uk Call: 01635 918000 | Visit: www.newbury.co.uk/intermediaries

- Customers must be homeowners. Also available to borrowers in tied accomodation.
- Maximum of three holiday let loans per borrower.
- Maximum loan size £500,000.
- Subject to passing our affordability assessment.

Expat Buy-to-let for individuals

3-year discount

Product	Discount	A continue tite	N41-T)/	Initial	Reverts		l	Early F	Repayment Charge	0
code	term	Availability	Max LTV	variable rate	to	Fees	Incentives	Period	Charge	Overpayments
9539	3 Years	Purchase Remortgage Product Transfer	75%	4.70% (SVR-1.45%) 6.0% APRC	6.15% (SVR)	Application fee: £1500 No application fee applies for existing borrowers completing a product transfer Valuation fees apply (see page 20 for details)	Overpayments allowed	3 Years	2% of the original loan amount if mortgage paid in full. 2% of overpayment exceeding 10% of original loan amount.	During the ERC period overpayments are permitted up to 10% of the original loan amount per year

Expat Buy-to-let:

- Rental cover 135% calculated on our stressed rate, currently 7.85%.
- Not available to residents living in an EEA country.
- Properties must be located in England or Wales.
- In the following London postcodes flats are restricted to 60% loan to value and houses are restricted to 75% loan to value: CR, E, EC, EN, HA, IG, KT, N, NW, RM, SE, SM, SW, TW, UB, W, WC.
- Property must be let on an Assured Shorthold Tenancy (AST) of up to 3 years.
- Maximum number of properties in portfolio with NBS or other lenders is ten.
- 'Free legals' not available for remortgages. No HMOs (Houses in Multiple Occupation).
- Maximum loan size £1,000,000.
- Subject to passing our affordability assessment.



Buy-to-let HMO for individuals

3-year discount

Product	Until/		177	Initial	Reverts	_		Early Re	epayment Charge	
code	Term	Availability	Max LTV	variable rate	to	Fees	Incentives	Period	Charge	Overpayments
9346	For term	Purchase Remortgage	60%	6.15% (SVR for term) 6.3% APRC	N/A	Application fee: £1500 Valuation fees apply (see page 20 for details)	Overpayments allowed	3 Years	2% of the original loan amount if mort- gage paid in full. 2% of overpayment exceeding 10% of original loan amount.	During the ERC period overpayments are permitted up to 10% of the original loan amount per year

Buy-to-let HMO:

- Our ICR is calculated assuming 100% occupancy with a minimum 175% coverage at 7.85%. We can consider top slicing but the minimum ICR to consider this must be 135%.
- Customers must be homeowners. Also available to borrowers in tied accomodation.
- Properties must be located in the following post code areas; AL, BA, BH, BN, BS, DT, EX, GL, GU, HA, HP, HR, KT, LU, MK, NN, OX, PO, RG, RH, SG, SL, SM, SN, SP, SO, TA, TW, UB, WD, WR.

Email: brokerenquiries@newbury.co.uk Call: 01635 918000 | Visit: www.newbury.co.uk/intermediaries

- Maximum number of HMO properties in portfolio with NBS is 2.
- Property must be let on an Assured Shorthold Tenancy (AST).
- Maximum loan size £500,000.
- · No first-time landlords. Landlords must have at least 1 year's experience as an HMO landlord or 2 years' experience as a standard landlord.

Head Office, 90 Bartholomew Street, Newbury, Berkshire RG14 5EE

Follow us on: linkedin.com/company/NBSIntermediary

Buy-to-let limited company

3-year discount

Product	Until/	Availability	May LTV	Initial	Reverts	Fees	Incentives	Early R	epayment Charge	Overnavments
code	Term	Availability	Max LTV	variable rate	to	rees	incentives	Period	Charge	Overpayments
9497	3 Years	Purchase Remortgage Product Transfers	75%	4.65% (SVR-1.50%) 5.9% APRC	6.15% (SVR)	Application fee: £1500 No application fee applies for existing borrowers completing a product transfer Valuation fees apply (see page 20 for details)	Overpayments allowed	3 Years	2% of the original loan amount if mort- gage paid in full. 2% of overpayment exceeding 10% of original loan amount.	During the ERC period overpayments are permitted up to 10% of the original loan amount per year

Buy-to-let - LTD Company:

- Rental cover 135% calculated on our stressed rate, currently 7.85%.
- In the following London postcodes flats are restricted to 60% loan to value and houses are restricted to 75% loan to value: CR, E, EC, EN, HA, IG, KT, N, NW, RM, SE, SM, SW, TW, UB, W, WC.
- · Customers must be homeowners. Also available to borrowers in tied accomodation.
- Property must be let on an Assured Shorthold Tenancy (AST) of up to 3 years.
- · Maximum number of properties in portfolio with NBS or other lenders is ten.
- No HMOs (Houses in Multiple Occupation).
- Subject to passing our affordability assessment.
- Maximum loan size £500,000.
- 'Free legals' not available for remortgages.



Holiday let limited company

3-year discount

Product	Discount	A continue ilie	Mary LTV	Initial	Reverts	F	la canti va c	Early F	Repayment Charge	
code	term	Availability	Max LTV	variable rate	to	Fees	Incentives	Period	Charge	Overpayments
9499	3 Years	Purchase Remortgage Product transfer	75%	4.90% (SVR-1.25%) 6.0% APRC	6.15% (SVR)	Application fee: £1500 No application fee applies for existing borrowers completing a product transfer Valuation fees apply (see page 20 for details)	Overpayments allowed	3 Years	2% of the original loan amount if mortgage paid in full. 2% of overpayment exceeding 10% of original loan amount.	During the ERC period overpayments are permitted up to 10% of the original loan amount per year

Holiday let:

- · Property must be located in England or Wales and in a location that is suitable for holiday letting.
- The following Central London postcodes are excluded: E, EC, EN, N, NW, SE, SW, W, WC.
- Rental cover 135% calculated on our stressed rate, currently 7.85%.
- Minimum joint income of £50k and rental assessment based on an average of low, medium and high rents over a 26 week period.
- · Customers must be homeowners. Also available to borrowers in tied accomodation.
- Maximum of three holiday let loans per borrower.
- Subject to passing our affordability assessment.
- Maximum loan size £500,000.
- 'Free legals' not available for remortgages.

Expat buy-to-let limited company

3-year discount

Product	Until/	Availability	Max LTV	Initial	Reverts	Fees	Incentives	Early R	epayment Charge	Overne avene ente
code	Term	Availability	MUXLIV	variable rate	to	rees	incentives	Period	Charge	Overpayments
9543	3 years	Purchase Remortgage	75%	4.90% (SVR-1.25%) 6.0% APRC	6.15% (SVR)	Application fee: £1500 No application fee applies for existing borrowers completing a product transfer Valuation fees apply (see page 20 for details)	Overpayments allowed	3 Years	2% of the original loan amount if mort- gage paid in full. 2% of overpayment exceeding 10% of original loan amount.	During the ERC period overpayments are permitted up to 10% of the original loan amount per year

Expat Buy-to-let:

- Rental cover 135% calculated on our stressed rate, currently 7.85%.
- Not available to residents living in an EEA country.
- Properties must be located in England or Wales.
- In the following London postcodes flats are restricted to 60% loan to value and houses are restricted to 75% loan to value: CR, E, EC, EN, HA, IG, KT, N, NW, RM, SE, SM, SW, TW, UB, W, WC.
- Property must be let on an Assured Shorthold Tenancy (AST) of up to 3 years.
- Maximum number of properties in portfolio with NBS or other lenders is ten.
- · 'Free legals' not available for remortgages.
- No HMOs (Houses in Multiple Occupation).
- Maximum loan size £500,000.
- Subject to passing our affordability assessment.

Buy-to-let HMO

Product	Until/	A could all be in the c	Many LTV	Initial	Reverts	5000	la continua	Early R	epayment Charge	
code	Term	Availability	Max LTV	variable rate	to	Fees	Incentives	Period	Charge	Overpayments
9348	For term	Purchase Remortgage	60%	6.15% (SVR for term) 6.3% APRC	N/A	Application fee: £1500 No application fee applies for existing borrowers completing a product transfer Valuation fees apply (see page 20 for details)	Overpayments allowed	3 Years	2% of the original loan amount if mort- gage paid in full. 2% of overpayment exceeding 10% of original loan amount.	During the ERC period overpayments are permitted up to 10% of the original loan amount per year

Buy-to-let HMO:

- Our ICR is calculated assuming 100% occupancy with a minimum 175% coverage at 7.85%. We can consider top slicing but the minimum ICR to consider this must be 135%.
- Customers must be homeowners. Also available to borrowers in tied accomodation.
- Properties must be located in the following post code areas; AL, BA, BH, BN, BS, DT, EX, GL, GU, HA, HP, HR, KT, LU, MK, NN, OX, PO, RG, RH, SG, SL, SM, SN, SP, SO, TA, TW, UB, WD, WR.
- Maximum number of HMO properties in portfolio with NBS is 2.
- Property must be let on an Assured Shorthold Tenancy (AST).
- No first-time landlords. Landlords must have at least 1 year's experience as an HMO landlord or 2 years' experience as a standard landlord.
- Maximum loan size £1,000,000.



Contact us

If you have a case that you would like to talk to us about, please use the contact details below to speak to one of our experienced staff.

Submitting an application

We will need from you:

- · Fully completed and signed mortgage application form.
- Bank account information. Please see the 'Your bank account information' page near the back of our application form for more information
- Payment for application, booking or valuation fees can be made by debit card or a cheque made payable to Newbury Building Society. Please add the client's name to payee line, for security purposes.
- Last P60 and 3 months' payslips for all employed customers.
- Last 3 years' accounts for all self-employed customers and for salaried Directors with a shareholding of 25% or more.
- For contractors, current conract to have at least 3 months remaining.

Portfolio Landlords

- A fully completed and signed Assets and Liabilities form is required
- Tax assessment

We will acknowledge receipt of your mortgage application and may ask for additional information from you or your client, if we need it to underwrite the case. We aim to send a formal mortgage offer to your client within 10 working days of receiving the application (this may be longer for some propositions depending on the complexity).

Head Office, 90 Bartholomew Street, Newbury, Berkshire RG14 5EE

Follow us on: linkedin.com/company/NBSIntermediary

Email: brokerenquiries@newbury.co.uk Call: 01635 918000 | Visit: www.newbury.co.uk/intermediaries

Sales team		
Karen Smith Head of Intermediary Sales	Tel: 07900 058582 Email: Karen.Smith@newbury.co.uk Postcodes: RG, SN	
Matthew Long Intermediary Sales Manager	Tel: 07468 695074 Email: Matthew.Long@newbury.co.uk Postcodes: AL, DA, E, EC, EN, GU, N, NW, RM, SE, SL, SW, TW, W, WC, WD	
Martin Yates Senior Business Development Manager	Tel: 07900 058594 Email: Martin.Yates@newbury.co.uk Postcodes: BH, DT, EX, PO, SO, SP, TA	
Jack Whiting Business Development Manager	Tel: 07467 143586 Email: Jack.Whiting@newbury.co.uk Postcodes: CR, HA, HP, LU, MK, NN, OX, SG, SM, UB	
Alice Pocock Intermediary Service Manager	Tel: 07442 621848 Email: Alice.Pocock@newbury.co.uk Postcodes: BA, BN, BS, GL, KT, RH	
Kerri Rolfe Senior Intermediary Sales Adviser	Tel: 01635 918000 Email: brokerenquiries@newbury.co.uk	
Amelia Corney Intermediary Sales Adviser	Tel: 01635 918000 Email: brokerenquiries@newbury.co.uk	
Will Humphries Intermediary Sales Adviser	Tel: 01635 918000 Email: brokerenquiries@newbury.co.uk	
Liv Hudson Intermediary Sales Adviser	Tel: 01635 918000 Email: brokerenquiries@newbury.co.uk	
Will Simpson Intermediary Sales Adviser	Tel: 01635 918000 Email: brokerenquiries@newbury.co.uk	

For all other areas, please call: 01635 918000



Lending criteria for brokers

This factsheet is designed to give general guidance to mortgage brokers on the Society's lending criteria. We offer flexibility on income where we can see affordability. Please ask your local contact if you have a slightly unusual case which does not fit the criteria given. We are always willing to look at a case and being a smaller building society, can obtain a quick decision for you.

The customers

- Minimum customer age = 21 years
- All customers must have permanent rights to residency and employment in the UK. We
 accept both settled and pre-settled status for EU/EEA and Swiss nationals, we will need
 documentary evidence of their right to live and work in the UK.
- Must be aged 70 or less at the end of the mortgage term, or aged 90 if we are using pension income.
- Employed and self-employed customers are acceptable, subject to income criteria as set out below
- · Customers with no income from employment will not normally be considered.
- There is no qualifying period of employment, however a 3 year history of employment must be obtained.

Mortgage term and repayment

- Minimum mortgage term = 5 years
- Maximum mortgage term = 35 years
- Maximum mortgage term on Shared ownership = 40 years
- Owner occupied loans over 75% LTV must be on a capital and interest repayment basis.

Affordability and Income Multiples

The maximum loan is calculated by using the income multiples below, but in some cases the maximum loan may be reduced by the Society's affordability assessment

Household income	Single income:	Joint income:
More than £25,000	4.5 x	4.5 x
Up to £25,000	4 x	4 x

All applicants (and guarantors) must pass the Society's affordability assessment for the loan amount requested. The Society uses a combination of modelled data appropriate to the customer's household and the customer's known commitments to assess whether the mortgage is affordable.

For your convenience we have provided a calculator to give you an indication of the maximum loan available, it can be found at www.newbury.co.uk/intermediaries/affordability-calculator/

Loan to value ratios - Residential mortgages (including Shared ownership)

LTV %	Purchase loan size £	Remortage (like for like) loan size £	Remortgages (capital raising inc. home improvements) loan size £
95	25,000 - 350,000	Not Applicable	Not Applicable
90	350,001 - 400,000	25,000 - 400,000	Not Applicable
85	400,001 - 500,000	400,001 - 500,000	25,000 - 500,000
80	500,001 - 600,000	500,001 - 600,000	500,001 - 600,000
75	600,001+	600,001+	600,001+

Home improvements are subject to a retention and final inspection being carried out to ensure works have been completed prior to funds being released where the LTV is based on the final value. The maximum LTV for Help to Buy remortgages is 85%

Shared Ownership remortgage - loan to share

LTV %	loan size £	
95	up to 300,000	
80	300,001 - 400,000	

Product transfers

Where the product is available for existing borrowers to transfer onto, the minimum loan amount to qualify is usually £40,000.

Assessable income for PAYE customers:

Basic gross salary. In addition we can use:

- 100% of car allowance.
- 50% of regular/permanent bonuses and overtime (to be confirmed by employer/P60s).
 Mortgage subsidies/housing allowances or large town allowances (if permanent part of

Mortgage subsidies/housing allowances or large town allowances (if permanent part of income).



Lending criteria for brokers

For self-employed customers:

- For sole traders we will take an average of the last two years' net profit.
- · For limited company directors we will take an average of the last two years' dividends and salary.
- · Three years' accounts to assess the health of the business.

For retired customers:

Bank statements or letter for state pension, latest P60 for private pension, fund value statement dated within latest 3 months for SIPP.

Credit commitments:

- · All credit commitments will be deducted from income prior to applying income multiples.
- No mortgage application will be accepted where there are previous credit problems.
- · Customers must have a clear credit history.

Valuation fees

(For purchase/remortgage of main residence and buy to let)

A valuation of the property is required in all cases. We offer the choice of a basic mortgage valuation or a homebuyer's report. We can give the customers the names of suitable surveyors if they would like to arrange a full building survey. Commercial survey fees are negotiated, please ask us for details.

Head Office, 90 Bartholomew Street, Newbury, Berkshire RG14 5EE

Follow us on: linkedin.com/company/NBSIntermediary

Email: brokerenquiries@newbury.co.uk Call: 01635 918000 | Visit: www.newbury.co.uk/intermediaries

£ Market Value	£ Basic Valuation fee	£ Home Buyers Report (Including the Basic Valuation fee)
£100,001 to £150,000 £150,001 to £200,000 £200,001 to £300,000 £300,001 to £400,000 £400,001 to £500,000 £500,001 to £750,000 £750,001 to £1,000,000 £1,000,001 to £2,000,000	200 225 275 350 400 600 700 1,000	450 500 600 700 800 1,100 1,500 1,750 2,250
£2.000,001 to £2,500,000 £2,500,001 to £3,000,000	1,500 1,750	2,500 3,000

Lending criteria for brokers

The property: Minimum property value of £150,000.

Age:

- Properties of any age are acceptable (subject to valuation).
- NHBC Certificate, Zurich Municipal, Premier Guarantee, Build Life Plans, LABC New Home, Build Zone Policy, HAPN, Castle 10 or Architect supervision required for properties aged under 10 years.

Construction:

- All properties of conventional construction (i.e. brick and tile) are generally acceptable.
- Timber and concrete properties are not accepted.
- Self-build proposals will be accepted from customers who have the appropriate skills and assistance from qualified tradesmen.

Tenure:

- Freehold houses (including those under the Right to Buy scheme) are acceptable.
- Leasehold houses are acceptable with an unexpired lease of 55 years more than the mortgage term. The overall minimum term must be 85 years.
- Freehold flats, studio flats and maisonettes are not acceptable.
- Leasehold flats in blocks of more than 6 storeys are not acceptable. If the block
 in which the flat is located is attached to a block of more than 6 storeys we will
 not accept applications for this either.
- Leasehold flats above commercial premises must be referred to Newbury Building Society for initial approval.

Locality:

- · We consider applications in England or Wales.
- In the following London postcodes flats are restricted to 60% loan to value and houses are restricted to 75% loan to value: CR, E, EC, EN, HA, IG, KT, N, NW, RM, SE, SM, SW, TW, UB, W, WC.





