

Mortgage product guide

With effect from 14 February 2024

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Latest updates

With effect from 14 February 2024

- NEW Fixed standard residential, Help to buy and First Home products.

Important information

All products are charged on a DAILY INTEREST basis.

Newbury Building Society's Standard Variable Rate (SVR) is currently 7.00%.

Free legal 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 companies, 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% procurement fee payable for new business to a maximum of £3,500. For product transfers we pay a 0.2% procurement 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WE HAVE NO CURRENT PLANS TO WITHDRAW THESE PRODUCTS BUT THEY MAY BE WITHDRAWN WITHOUT NOTICE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

Head Office, 90 Bartholomew Street, Newbury, Berkshire RG14 5EE
Email: brokrenquiries@newbury.co.uk

Standard residential

3-year discount

Product code	Discount term	Availability	Max LTV	Initial variable rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
4120	3 years	Purchase Remortgage Product transfer	75%	4.99% (SVR -2.01%) 6.4% APRC	7.00% (SVR)	Application fee: £850 (purchase and remortgage) No booking or 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 No higher lending charge	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
4122	3 years	Purchase Remortgage Product transfer	85%	5.79% (SVR -1.21%) 6.7% APRC						
4124	3 years	Purchase Remortgage Product transfer	90%	5.99% (SVR -1.01%) 6.8% APRC						
4127	3 Years	Existing borrowers only Purchase Product transfer	75%	4.89% (SVR-2.11%) 6.3% APRC	7.00% (SVR)	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:

- For properties valued at over £1 million, please contact us to generate the ESIS.
- 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.
- All properties in the following London postcodes are restricted to 60% loan to value: E, EC, N, NW, SE, SW, W, WC. Flats in the following London postcodes are restricted to 60% loan to value CR, EN, HA, IG, KT, RM, SM, TW, UB.
- The minimum loan size for a product transfer is £40,000.

Standard residential

2 & 3-year fixed

Product code	Fixed Term until	Availability	Max LTV	Initial fixed rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
4188	29/05/26	Purchase Remortgage Product transfer	75%	4.69% 6.5% APRC	7.00% (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	29/05/26	% of the original loan amount if loan paid in full: To 29/05/25 - 3% To 29/05/26 - 2%	During the ERC period overpayments are permitted up to 10% of the original loan amount per year
4180	29/04/27	Purchase Remortgage	75%	4.49% 6.1% APRC				29/04/27	% of the original loan amount if loan paid in full: To 29/04/26 - 3% To 29/04/27 - 2%	
4151	29/03/27	Purchase Remortgage Product transfer	85%	5.29% 6.5% APRC				29/03/27	% of the original loan amount if loan paid in full: To 29/03/26 - 3% To 29/03/27 - 2%	
4153	29/03/27	Purchase Remortgage Product transfer	90%	5.49% 6.6% APRC				29/03/27	% of the original loan amount if loan paid in full: To 29/03/26 - 3% To 29/03/27 - 2%	
4183	29/04/27	Existing borrowers only Purchase Product transfer	75%	4.39% 6.1% APRC	7.00% (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	29/04/27	% of the original loan amount if loan paid in full: To 29/04/26 - 3% To 29/04/27 - 2%	During the ERC period overpayments are permitted up to 10% of the original loan amount per year

Standard residential:

- For properties valued at over £1 million, please contact us to generate the ESIS.
- 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.
- All properties in the following London postcodes are restricted to 60% loan to value: E, EC, N, NW, SE, SW, W, WC. Flats in the following London postcodes are restricted to 60% loan to value CR, EN, HA, IG, KT, RM, SM, TW, UB.
- The minimum loan size for a product transfer is £40,000.

Help to Buy

3-year discount

Product code	Discount term	Availability	Max LTV	Initial variable rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
4121	3 years	Remortgage	75%	4.99% (SVR -2.01%) 6.4% APCR	7.00% (SVR)	Application fee: £850 (remortgage)	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
4128	3 years	Existing borrowers only Product transfer	75%	4.89% (SVR -2.11%) 6.2% APCR	7.00% (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.
- For properties valued at over £1 million, please contact us to generate the ESIS.
- 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.
- All properties in the following London postcodes are restricted to 60% loan to value: E, EC, N, NW, SE, SW, W, WC. Flats in the following London postcodes are restricted to 60% loan to value CR, EN, HA, IG, KT, RM, SM, TW, UB.
- The minimum loan size for a product transfer is £40,000.

Help to Buy

3-year fixed

Product code	Fixed Term until	Availability	Max LTV	Initial fixed rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
4181	29/04/27	Remortgage	75%	4.49% 6.1% APRC	7.00% (SVR)	Application fee: £850	Free valuation for properties valued up to £1,000,000 Overpayments allowed	29/04/27	% of the original loan amount if loan paid in full: To 29/04/26 - 3% To 29/04/27 - 2%	During the ERC period overpayments are permitted up to 10% of the original loan amount per year
4185	29/04/27	Existing borrowers only Product transfer	75%	4.39% 6.0% APRC	7.00% (SVR)	£0	Overpayments allowed	29/04/27	% of the original loan amount if loan paid in full: To 29/04/26 - 3% To 29/04/27 - 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.
- For properties valued at over £1 million, please contact us to generate the ESIS.
- Properties must be located in England or Wales.
- All properties in the following London postcodes are restricted to 60% loan to value: E, EC, N, NW, SE, SW, W, WC. Flats in the following London postcodes are restricted to 60% loan to value CR, EN, HA, IG, KT, RM, SM, TW, UB.
- The minimum loan size for a product transfer is £40,000.

First Homes

3-year discount

Product code	Discount term	Availability	Max LTV	Initial variable rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
4120	3 years	Purchase Remortgage	65%	4.99% (SVR -2.01%) 6.4% APRC	7.00% (SVR)	Application fee: £850 (purchase and remortgage)	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

3-year fixed

Product code	Discount term	Availability	Max LTV	Initial variable rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
4180	29/04/27	Purchase Remortgage	65%	4.49% 6.1% APRC	7.00% (SVR)	Application fee: £850	Free valuation for properties valued up to £1,000,000 Overpayments allowed	29/04/27	% of the original loan amount if loan paid in full: To 29/04/26 - 3% To 29/04/27 - 2%	During the ERC period overpayments are permitted up to 10% of the original loan amount per year

First Homes:

- 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
- Flats in the following London postcodes are restricted to 60% loan to value HA, KT, SM, TW and UB.
- The minimum loan size for a product transfer is £40,000.

Shared Ownership

3-year discount

Product code	Discount term	Availability	Max LTV (of share)	Initial variable rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
3944	3 Years	Purchase Remortgage	95%	5.44% (SVR-1.56%) 6.8% APRC	7.00% (SVR)	£0	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
3946	3 Years	Existing borrowers only Product transfer	95%	5.24% (SVR-1.76%) 6.6% APRC	7.00% (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

Shared Ownership:

- Capital and Interest repayment only.
- Free legal's 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.
- All properties in the following London postcodes are restricted to 60% loan to value: E, EC, N, NW, SE, SW, W, WC. Flats in the following London postcodes are restricted to 60% loan to value CR, EN, HA, IG, KT, RM, SM, TW, UB.

Shared Ownership

2, 3 & 5-year fixed

Product code	Fixed Term until	Availability	Max LTV (of share)	Initial fixed rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
4161	29/05/26	Purchase Remortgage Product transfer	85%	5.49% 7.0% APRC	7.00% (SVR)	£0	Free valuation for properties valued up to £1,000,000 Overpayments allowed	until 29/05/26	% of the original loan amount if loan paid in full: To 29/05/25 - 3% To 29/05/26 - 2%	During the ERC period overpayments are permitted up to 10% of the original loan amount per year
4173	29/05/26	Purchase Remortgage Product transfer	95%	5.59% 7.0% APRC				until 29/05/26	% of the original loan amount if loan paid in full: To 29/05/25 - 3% To 29/05/26 - 2%	
4165	29/03/27	Purchase Remortgage	85%	5.39% 6.8% APRC				until 29/03/27	% of the original loan amount if loan paid in full: To 29/03/26 - 3% To 29/03/27 - 2%	
4175	29/03/27	Purchase Remortgage	95%	5.59% 6.9% APRC				until 29/03/27	% of the original loan amount if loan paid in full: To 29/03/26 - 3% To 29/03/27 - 2%	
4178	29/03/29	Purchase Remortgage Product transfer	95%	4.99% 6.5% APRC				until 29/03/29	% of the original loan amount if loan paid in full: To 29/03/25 - 5% To 29/03/26 - 4% To 29/03/28 - 3% To 29/03/29 - 2%	
4168	29/03/27	Existing borrowers only Product transfer	85%	5.29% 6.8% APRC	7.00% (SVR)	£0	Free valuation for properties valued up to £1,000,000 Overpayments allowed	until 29/03/27	% of the original loan amount if loan paid in full: To 29/03/26 - 3% To 29/03/27 - 2%	During the ERC period overpayments are permitted up to 10% of the original loan amount per year
4177	29/03/27	Existing borrowers only Product transfer	95%	5.49% 6.8% APRC				until 29/03/27	% of the original loan amount if loan paid in full: To 29/03/26 - 3% To 29/03/27 - 2%	

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.
- All properties in the following London postcodes are restricted to 60% loan to value: E, EC, N, NW, SE, SW, W, WC. Flats in the following London postcodes are restricted to 60% loan to value CR, EN, HA, IG, KT, RM, SM, TW, UB.

Made to measure

3-year discount

Product code	Discount term	Availability	Max LTV	Initial variable rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
4129	3 years	Purchase Remortgage Product transfer	75%	5.49% (SVR -1.51%) 6.6% APRC	7.00% (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

Made to measure:

- For properties valued at over £1m, please contact us to generate the ESIS.
- The property must be located in England or Wales.

Examples of where we may be able to help

- Foreign Currency Loans.
- Unusual property types.
- Complex cases by prior agreement.

3-year fixed

Product code	Fixed term until	Availability	Max LTV	Initial fixed rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
4190	29/04/27	Purchase Remortgage Product transfer	75%	4.89% 6.3% APRC	7.00% (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	29/04/27	% of the original loan amount if loan paid in full: To 29/04/26 - 3% To 29/04/27 - 2%	During the ERC period overpayments are permitted up to 10% of the original loan amount per year

Made to measure:

- For properties valued at over £1m, please contact us to generate the ESIS.
- The property must be located in England or Wales.

Examples of where we may be able to help

- Foreign Currency Loans.
- Unusual property types.
- Complex cases by prior agreement.

Retirement Interest-Only (RIO)

5-year discount

Product code	Discount term	Availability	Max LTV	Initial variable rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
3127	5 years (3 year ERC)	Purchase Remortgage Product transfer	50%	6.00% (SVR -1.00%) 6.8% APRC	7.00% (SVR)	Booking fee: £0 Application fee: £600 (purchase) or £850 (remortgage) No booking or application fee applies for existing borrowers completing a product transfer	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

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 legal's' not available for remortgages.
- Properties must be located in England or Wales.

Self-build

Product code	Until/Term	Availability	Max LTV	Initial variable rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
2969	For term	Purchase Remortgage Product transfer	75%	7.00% (SVR for term) 7.5% APRC	N/A	Application fee: 1% of the total amount of borrowing, subject to a maximum of £2,500		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

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 legal's' 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 code	Until/Term	Max LTV	Initial variable rate	Reverts to	Fees	Early Repayment Charge		Overpayments
						Period	Charge	
2597	1 year	75%	8.00% (SVR +1.00%) 10.3% APRC	N/A	Booking fee: 0.75% of the original advance amount Application fee: 0.75% of the original advance amount	N/A	N/A	N/A

Bridging:

- Properties must be located in England or Wales.
- All properties in the following London postcodes are restricted to 60% loan to value: E, EC, N, NW, SE, SW, W, WC. Flats in the following London postcodes are restricted to 60% loan to value CR, EN, HA, IG, KT, RM, SM, TW, UB.
- The booking fee is payable on application and is non-refundable. If we decline the loan due to status we will refund the fee.
- 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 code	Discount term	Availability	Max LTV	Initial variable rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
9493	3 Years	Purchase Remortgage Product transfer	75%	5.25% (SVR-1.75%) 6.9% APRC	7.00% (SVR)	Application fee: £950	'Free legals' for remortgages 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
9503	5 Years	Purchase Remortgage Product transfer		5.25% (SVR-1.75%) 6.6% APRC		5 Years				

Buy-to-let for individuals

5 year fixed

Product code	Fixed Term until	Availability	Max LTV	Initial fixed rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
9505	29/03/29	Purchase Remortgage Product transfer	75%	5.49% 6.7% APRC	7.00% (SVR)	Application fee: £950 No application fee applies for existing borrowers completing a product transfer	Overpayments allowed	29/03/29	% of the original loan amount if loan paid in full: To 29/03/25 - 5% To 29/03/26 - 4% To 29/03/28 - 3% To 29/03/29 - 2%	During the ERC 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 8.55% (125% for basic rate tax payers).
- Customers must be homeowners. Also available to borrowers in tied accommodation.
- 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.
- All properties in the following London postcodes are restricted to 60% loan to value: E, EC, N, NW, SE, SW, W, WC. Flats in the following London postcodes are restricted to 60% loan to value CR, EN, HA, IG, KT, RM, SM, TW, UB.

Holiday let for individuals

3-year discount

Product code	Discount term	Availability	Max LTV	Initial variable rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
9501	3 Years	Purchase Remortgage Product transfer	75%	5.75% (SVR-1.25%) 7.1% APRC	7.00% (SVR)	Application fee: £1500 No application fee applies for existing borrowers completing a product transfer	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 for individuals

5-year fixed

Product code	Fixed Term until	Availability	Max LTV	Initial fixed rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
9487	29/03/29	Purchase Remortgage Product transfer	75%	6.29% 7.1% APRC	7.00% (SVR)	Application fee: £1500 No application fee applies for existing borrowers completing a product transfer	Overpayments allowed	29/03/29	% of the original loan amount if loan paid in full: To 29/03/25 - 5% To 29/03/26 - 4% To 29/03/28 - 3% To 29/03/29 - 2%	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 8.55%.
- For Holiday Lets we can also take account of the income from letting the property on a holiday basis.
- Customers must be homeowners. Also available to borrowers in tied accommodation.
- Maximum of three holiday let loans per borrower.
- Subject to passing our affordability assessment.

Expat Buy-to-let for individuals

3-year discount

Product code	Discount term	Availability	Max LTV	Initial variable rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
9495	3 Years	Purchase Remortgage Product Transfer	75%	5.75% (SVR-1.25%) 7.1% APRC	7.00% (SVR)	Application fee: £1500 No application fee applies for existing borrowers completing a product transfer	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 for individuals

5-year fixed

Product code	Fixed Term until	Availability	Max LTV	Initial fixed rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
9491	29/03/29	Purchase Remortgage Product transfer	75%	6.29% 7.1% APRC	7.00% (SVR)	Application fee: £1500 No application fee applies for existing borrowers completing a product transfer	Overpayments allowed	29/03/29	% of the original loan amount if loan paid in full: To 29/03/25 - 5% To 29/03/26 - 4% To 29/03/28 - 3% To 29/03/29 - 2%	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 8.55%.
- Not available to residents living in an EEA country.
- Properties must be located in England or Wales.
- All properties in the following London postcodes are restricted to 60% loan to value: E, EC, N, NW, SE, SW, W, WC. Flats in the following London postcodes are restricted to 60% loan to value CR, EN, HA, IG, KT, RM, SM, TW, UB.
- Customers must be homeowners. Also available to borrowers in tied accommodation.
- 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).
- Subject to passing our affordability assessment.

Buy-to-let HMO for individuals

3-year discount

Product code	Until/Term	Availability	Max LTV	Initial variable rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
9346	For term	Purchase Remortgage	60%	7.00% (SVR for term) 7.4% APRC	N/A	Application fee: £1500	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

Buy-to-let HMO:

- Our ICR is calculated assuming 100% occupancy with a minimum 175% coverage at 8.55%. 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 accommodation.
- 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.

Buy-to-let limited company

3-year discount

Product code	Until/Term	Availability	Max LTV	Initial variable rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
9497	3 Years	Purchase Remortgage Product Transfers	75%	5.50% (SVR-1.50%) 7.1% APRC	7.00% (SVR)	Application fee: £1500 No application fee applies for existing borrowers completing a product transfer Separate legal representation is required, all fees are payable by borrower	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

Buy-to-let limited company

5-year fixed

Product code	Fixed Term until	Availability	Max LTV	Initial fixed rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
9485	29/03/29	Purchase Remortgage Product transfer	75%	5.89% 7.0% APRC	7.00% (SVR)	Application fee: £1500 No application fee applies for existing borrowers completing a product transfer Separate legal representation is required, all fees are payable by borrower	Overpayments allowed	29/03/29	% of the original loan amount if loan paid in full: To 29/03/25 - 5% To 29/03/26 - 4% To 29/03/28 - 3% To 29/03/29 - 2%	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 8.55%.
- All properties in the following London postcodes are restricted to 60% loan to value: E, EC, N, NW, SE, SW, W, WC. Flats in the following London postcodes are restricted to 60% loan to value CR, EN, HA, IG, KT, RM, SM, TW, UB.
- Customers must be homeowners. Also available to borrowers in tied accommodation.
- 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.
- 'Free legal's' not available for remortgages.
- Separate legal representation required.

Holiday let limited company

3-year discount

Product code	Discount term	Availability	Max LTV	Initial variable rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
9499	3 Years	Purchase Remortgage Product transfer	75%	5.75% (SVR-1.25%) 7.1% APRC	7.00% (SVR)	Application fee: £1500 No application fee applies for existing borrowers completing a product transfer Separate legal representation is required, all fees are payable by borrower	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 limited company

5-year fixed

Product code	Fixed Term until	Availability	Max LTV	Initial fixed rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
9489	29/03/29	Purchase Remortgage Product transfer	75%	6.49% 7.2% APRC	7.00% (SVR)	Application fee: £1500 No application fee applies for existing borrowers completing a product transfer Separate legal representation is required, all fees are payable by borrower	Overpayments allowed	29/03/29	% of the original loan amount if loan paid in full: To 29/03/25 - 5% To 29/03/26 - 4% To 29/03/28 - 3% To 29/03/29 - 2%	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 8.55%.
- For Holiday lets we can also take account of the income from letting the property on a holiday basis.
- Customers must be homeowners. Also available to borrowers in tied accommodation.
- Maximum of three holiday let loans per borrower.
- Subject to passing our affordability assessment.
- Maximum loan size £500,000.
- Separate legal representation required.

Buy-to-let HMO limited company

3-year discount

Product code	Until/Term	Availability	Max LTV	Initial variable rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
9348	For term	Purchase Remortgage	60%	7.00% (SVR for term) 7.4% APRC	N/A	Application fee: £1500 No application fee applies for existing borrowers completing a product transfer Separate legal representation is required, all fees are payable by borrower	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

Buy-to-let HMO:

- Our ICR is calculated assuming 100% occupancy with a minimum 175% coverage at 8.55%. 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 accommodation.
- 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.
- Separate legal representation required.

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.

SALES TEAM		
Karen Smith Sales Manager	Tel: 07900 058582 Email: Karen.Smith@newbury.co.uk	
Emma Evans Intermediary Sales Manager	Tel: 07468 695075 Email: Emma.Evans@newbury.co.uk Postcodes: RG, SN	
Matthew Long Senior Business Development Manager	Tel: 07468 695074 Email: Matthew.Long@newbury.co.uk Postcodes: AL, 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 Business Development 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	
Matt Harris Intermediary Sales Adviser	Tel: 01635 918000 Email: brokerenquiries@newbury.co.uk	
Will Humphries 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

Submitting an application

We will need from you:

- Fully completed and signed mortgage application form.
- Identification for all customers.
- 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 commercial propositions we will also need a business plan incorporating cash flow projections for the next 12 months and a CV for the customers to ascertain personal history.
- For contractors, details of all contracts over the last 12 months including current contract, 6 months business and personal bank statements and a CV for the customer to ascertain personal history.
- Last 2 years' mortgage statements (if applicable).
- Evidence of deposit for purchases (unless from the sale of existing home).

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).

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 brokers.newbury.co.uk/mortgage-calculator

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

LTV %	Purchase loan size £	Remortgage (like for like) loan size £	Remortgages (capital raising inc. home improvements) loan size £
95	25,000 - 300,000	Not Applicable	Not Applicable
90	300,001 - 350,000	25,000 - 300,000	Not Applicable
85	350,001 - 400,000	300,001 - 350,000	25,000 - 300,000
80	400,001 - 500,000	350,001 - 400,000	300,001 - 350,000
75	500,000+	400,001+	351,000+

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 income).

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 commercial propositions, available income cover based on the average of the retained net profits must be sufficient to cover interest charges twice over. Suitable adjustments will be made in the calculations for items such as depreciation, non-recurring items and existing interest charges

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.

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

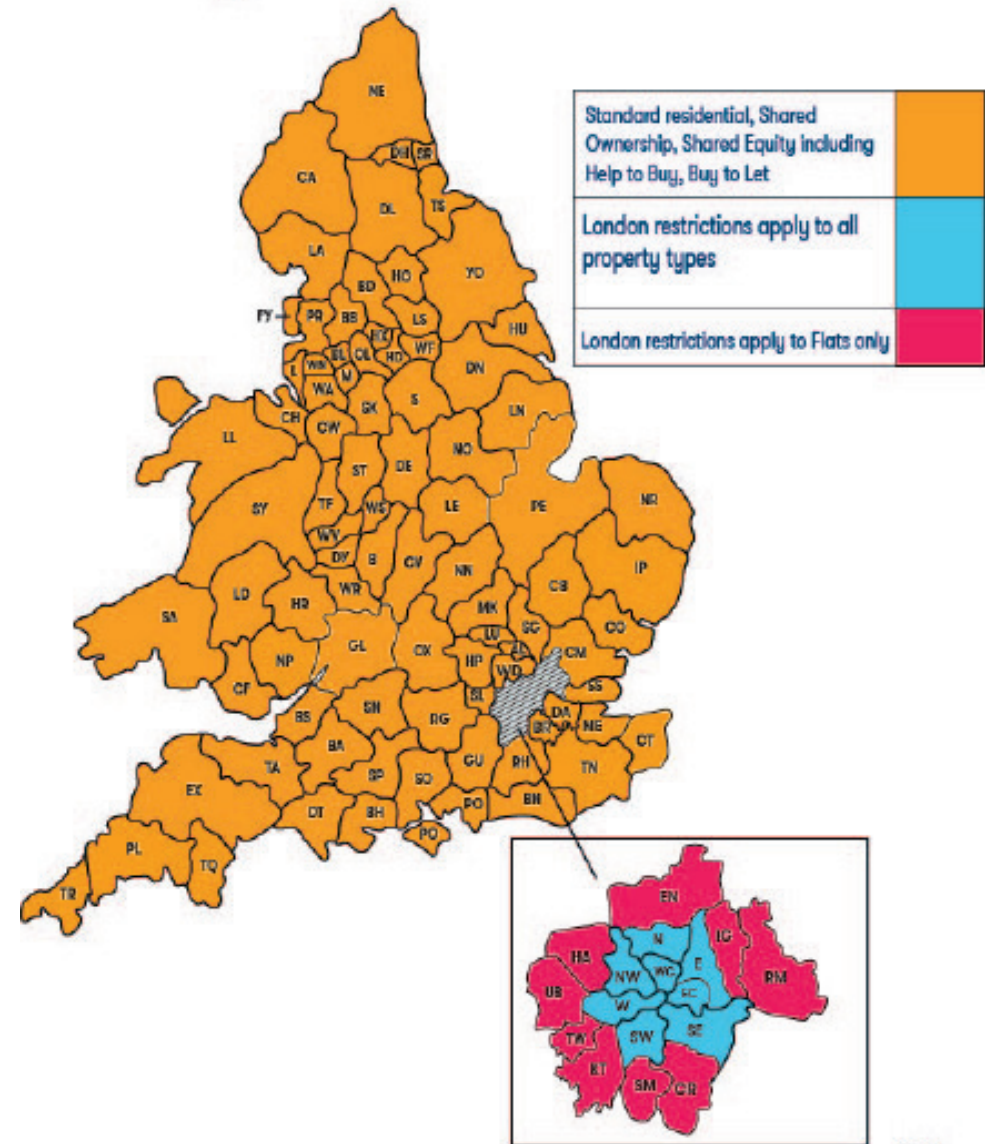
Tenure:

- 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.
- All properties in the following London postcodes are restricted to 60% loan to value: E, EC, N, NW, SE, SW, W, WC.
- Flats in the following London postcodes are restricted to 60% loan to value CR, EN, HA, IG, KT, RM, SM, TW, UB.

Lending area



Newbury Building Society is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority (Financial Services Register number 206077). English Law applies and we will communicate with you in English. We are participants of the Financial Ombudsman Service. We have a complaints procedure which we will provide on request. Most complaints that we cannot resolve can be referred to the Financial Ombudsman Service.