

## Products available for house purchase and remortgage

If you're looking to buy a new home or remortgage your existing home we offer a range of mortgages, whether you're a new or an existing Barnsley Building Society customer.

And there is now **NO product fee** for any of these mortgages.

In addition, we also offer Home Insurance to protect your home and contents.

### Key Facts Illustration

This factsheet does not contain all of the details you need to choose a mortgage. Please speak to one of our Customer Consultants who can provide you with a Key Facts Illustration which will detail all the features of a particular mortgage.

Please make sure you read the Key Facts Illustration before you make your choice.

### Mortgage Product Availability

**OUR PRODUCTS HAVE LIMITED AVAILABILITY AND MAY BE WITHDRAWN AT ANY TIME.**

AFTER A PRODUCT IS WITHDRAWN NO FURTHER APPLICATIONS CAN BE ACCEPTED.

### FIXED RATE PRODUCTS

Interest Rate & Initial rate period (where applicable)		Reverting to the following rate for the remaining term	The overall cost for comparison is	Product fee	Early repayment charge	Minimum loan amount	LTV	Product Code
3.79%	Fixed to 31/05/12	4.99% variable (our SVR)	4.9% APR	None	3% to 31/05/12	£25,001	up to 75%	2028
5.39%			5.3% APR				up to 85%	2029
4.99%	Fixed to 31/05/15		5.2% APR		5% to 31/05/13 4% to 31/05/14 3% to 31/05/15		up to 75%	2030
5.89%			5.6% APR		up to 85%		2031	

### BANK OF ENGLAND TRACKER PRODUCTS

Interest Rate & Initial rate period (where applicable)		Reverting to the following rate for the remaining term	The overall cost for comparison is	Product fee	Early repayment charge	Minimum loan amount	LTV	Product Code
2.84% variable (BoE + 2.34%), collared at 2.84%, to 31/05/12		4.99% variable (our SVR)	4.8% APR	None	3% to 31/05/12	£25,001	up to 75%	1017
4.54% variable (BoE + 4.04%), collared at 4.54%, to 31/05/12			5.1% APR				up to 85%	1018

**OUR PRODUCTS HAVE LIMITED AVAILABILITY AND MAY BE WITHDRAWN AT ANY TIME.**

Abbreviations used:

SVR - our Standard Variable Rate - Currently 4.99%

BoE - Bank of England Base Rate - Currently 0.50%

LTV - Loan To Value

APR - Annual Percentage Rate

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

## Further Information Applicable To All Mortgage Products

### Mortgage Fee

A fixed Mortgage Fee of £90 payable on redemption of the loan.

### Our Standard Variable Rate (SVR)

With effect from 28 December 2008 our standard variable rate is 4.99%. The overall cost for comparison is 5.3% APR.

### Annual Percentage Rate (APR)

This is a figure which all lenders must quote when referring to mortgages. It is designed to show the total yearly cost of a mortgage stated as a percentage of the loan. It includes items such as the interest rate payable at the start of the mortgage, product fee, valuation fee, Mortgage Fee and CHAPS fee. It is the overall cost for comparison purposes. This figure is intended to help customers to compare the overall cost of different loans.

### Loan to value (LTV)

This is the amount you borrow for your mortgage as a percentage of the purchase price of the property or the valuation (whichever is the lower). A lower maximum LTV may apply dependent on loan size. Please ask for further details.

### Maximum Loan Amount

Where a maximum loan amount is not stated in the tables contained on this factsheet, the maximum amount you can borrow on a particular product is dependent on the Loan to Value (LTV) of the mortgage you are applying for. Please ask for further details.

### Mortgage Offer, Acceptance and Completion

To qualify for one of our mortgages, any mortgage offer that we may make has to be issued within three months of the date of your application, and your mortgage must be completed within three months of the date of offer. If either of these deadlines is not met and the product you applied for has been withdrawn, you will need to select a new mortgage product and pay the product fees applicable to the new product.

A mortgage is subject to the mortgage conditions and mortgage loan terms, copies of which will be given to all applicants when a mortgage offer is issued. **These terms and conditions take precedence over information contained in this factsheet or any other information given to you.**

### Mortgage Advance Transfer Fee (CHAPS)

On completion of your mortgage with the Barnsley, we will release the mortgage funds electronically and our current charge for this is £30. A small charge may also be payable to your legal adviser to redeem your existing mortgage if applicable.

### Early Repayment Charge (ERC)

In the event of part or full repayment or transfer to an alternative product or our standard variable rate, on or before the end of the ERC period, an ERC is payable. The ERC is calculated at the rate applicable for the year in which the repayment or transfer occurs and is based on the amount repaid.

For example:

£100,000 is borrowed on a 3.79% fixed rate product until 31/05/12. If you decide to repay this mortgage in full before 31/05/12, and the balance outstanding on the day of redemption is £98,000, the ERC will be  $3\% \times £98,000 = £2,940$ .

The exception to this is that you may repay (part or lump sum) up to 10% of the outstanding loan amount in each 12 month period (calculated from each anniversary of completion of your loan) without incurring an ERC. Any amount repaid over the 10% limit (including policy proceeds such as maturing endowments) will incur an ERC of the percentage specified on the excess amount.

For example:

If £100,000 is outstanding on the first anniversary of completion of your loan, you can repay up to £10,000 (10%) in the following 12 month period without incurring an ERC. If you decide to repay more than this e.g. £15,000, you will incur an ERC of the specified percentage on £5,000 as this is the amount in excess of the 10% limit.

If a product does not have ERCs overpayments are allowed without restriction.

### Collared Bank of England Tracker products

A minimum interest rate (the collared rate) applies to the Bank of England Base Rate (BoE) Tracker products in this factsheet. The minimum interest rate charged during the tracker period will not fall below the interest rate payable, as shown for each product, on completion. For example: Product 2.84% variable (BoE+2.34%) to 31/05/12. The minimum interest rate charged (the collared rate) will be 2.84% until 31/05/12.

For more details and assistance with any of our mortgage products:



Talk to a member of staff at your local branch



[www.barnsley-bs.co.uk/mortgages](http://www.barnsley-bs.co.uk/mortgages)



0845 1 200 898

**Applications subject to standard lending criteria and all loans subject to status.**

Correspondence address: Yorkshire House, Yorkshire Drive, Bradford, BD5 8LJ.

Telephone number 0845 1 200 898. BT landline calls to 0845 numbers may vary. Prices can be checked with your phone provider. Mobile calls usually cost more.

Barnsley Building Society and the Barnsley are trading names of Yorkshire Building Society. Principal Office: Yorkshire House, Yorkshire Drive, Bradford BD5 8LJ.

Yorkshire Building Society is authorised and regulated by the Financial Services Authority.

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