

Additional Loans available for existing borrowers

If you want to borrow more on your mortgage, take a look at our Additional Loans for existing Barnsley borrowers.

You've already enjoyed the flexibility of your Barnsley mortgage and now you may qualify for our exclusive loyalty rewards.

We offer rewards for loyalty: if you have had a continuous relationship with the Barnsley for at least 2 years you may be able to benefit from a lower interest rate on your new Additional Loan and a 20% discount off home insurance when you take out this loan. These features are designed to reward our loyal customers for remaining with the Barnsley.

In addition, we also offer Life Insurance to protect you and your family as well as other products and services.

Key Facts Illustration

This factsheet does not contain all of the details you need to choose an Additional Loan.

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

Further Information

References in this factsheet to 'we', 'us', 'our', and 'the Barnsley' are to Yorkshire Building Society trading as Barnsley Building Society.

ADDITIONAL LOANS HAVE LIMITED AVAILABILITY AND MAY BE WITHDRAWN AT ANY TIME.

Criteria

You qualify for a loyalty rate discount on your new Additional Loan if you have had a relationship with Barnsley Building Society for at least 2 years.

If you qualify for the loyalty rate discount on your new Additional Loan then this means you may also qualify for a 20% discount off home insurance that you take out in conjunction with this Additional Loan subject to terms and conditions.

Please read the separate Terms & Conditions relating to the home insurance offer for full details.

You can apply for an Additional Loan if:-

- the property is your main residence.
- there are no specific conditions on your current mortgage that prevents an Additional Loan.
- you have not missed any payments within the last 12 months, and have not missed more than one payment in the last 24 months.
- your mortgage account has been open for at least 6 months.
- the purpose of the loan is acceptable to us.
- the loan meets all our other normal lending criteria.

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

Products available for customers who have had a continuous relationship with the Barnsley for 6 months to 2 years

Interest Rate & Initial rate period (where applicable)	Reverting to Barnsley's SVR for the remaining term	The overall cost for comparison is	Product fee	Early repayment charge	Maximum Loan to Value	Minimum/ Maximum loan amount	10%, partial or full over-payments allowed	Product Code
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Fixed Rates - Fix the interest you pay for extra peace of mind

5.39%	Fixed to 31/03/14	currently 4.99% variable	5.3% APR	£95	3% to 31/03/14	75%	Min £3,000 Max £1million	10%	2249
5.99%	Fixed to 31/03/14		5.4% APR			85%			2250

Bank of England Base Rate Tracker With Collar

4.79% variable (BoE +4.29%) to 31/03/14	currently 4.99% variable	5.1% APR	£95	2% to 31/03/14	75%	Min £3,000 Max £1million	10%	2253
5.39% variable (BoE +4.89%) to 31/03/14		5.3% APR			85%			2254

Collar Applicable to Bank of England Base Rate Tracker with Collar Products

A minimum interest rate (collar) 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 4.79% variable (BoE+4.29%) to 31/03/14. The minimum interest rate charged (collar) will be 4.79% until 31/03/14.

Products available for customers who have had a continuous relationship with the Barnsley for over 2 years*

Interest Rate & Initial rate period (where applicable)	Reverting to Barnsley's SVR for the remaining term	The overall cost for comparison is	Product fee	Early repayment charge	Maximum Loan to Value	Minimum/ Maximum loan amount	10%, partial or full over-payments allowed	Product Code
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Fixed Rates - Fix the interest you pay for extra peace of mind

3.89%	Fixed to 31/03/14	currently 4.99% (variable)	4.9% APR	£95	3% to 31/03/14	75%	Min £3,000 Max £1million	10%	2247
4.49%	Fixed to 31/03/14		5.1% APR			85%			2248

Bank of England Base Rate Tracker With Collar

3.29% variable (BoE +2.79%) to 31/03/14	currently 4.99% (variable)	4.8% APR	£95	2% to 31/03/14	75%	Min £3,000 Max £1million	10%	2251
3.89% variable (BoE +3.39%) to 31/03/14		4.9% APR			85%			2252

* Any Home Insurance Policies taken alongside one of these Additional Loan products will qualify for the loyalty reward discount on their first year's cover

Collar Applicable to Bank of England Base Rate Tracker with Collar Products

A minimum interest rate (collar) 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 3.29% variable (BoE+2.79%) to 31/03/14. The minimum interest rate charged (collar) will be 3.29% until 31/03/14.

ADDITIONAL LOANS HAVE LIMITED AVAILABILITY AND MAY BE WITHDRAWN AT ANY TIME.

Abbreviations used:

SVR - Barnsley Building Society's Standard Variable Rate - Currently 4.99%

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 Additional Loans

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, CHAPS fee, and valuation fee. It is the overall cost for comparison purposes. This figure is intended to help customers to compare the overall cost of different loans.

Maximum Loan Amount

Where the LTV (Loan to Value) is lower than 75% we will consider loans above the maximum amount stated. Please contact us for further details

Loan to Value (LTV) and re-valuation

To ensure that we are able to lend the amount you wish to borrow we need to establish the total of your mortgage balance and the amount of additional borrowing, compared to the value of your property (this is known as Loan to Value or LTV). In order to do this, in some cases we will require a re-valuation of your property. Please contact us to check if this will apply to you.

If a re-valuation is required a non-refundable valuation fee of £75 is payable. The resulting LTV figure will be used when assessing your eligibility for our products.

The valuation fee is automatically added to your mortgage account and interest is charged on this daily. If you do not want to be charged interest on this amount you can send a cheque for £75 or pay this amount at one of our branches at the time the valuation is instructed.

Product Fee

A product fee of £95 is payable for our Additional Loan products. This fee will be added to your mortgage account on completion. Interest will be charged on the amount of fee added which will be collected as part of the monthly mortgage payment unless you pay the fee in full on release of funds or shortly afterwards.

Release of funds

Where the total debt including the Additional Loan is below 85% of the current value of the property (i.e. before any work is carried out), the money can be released as soon as your Additional Loan is approved. A final inspection is required for applications above this level, the fee for which is payable by you. The total loan cannot exceed 85% of the property value when it is re-inspected.

You can choose the method by which we will release the Additional Loan to you. The methods available are CHAPS or Faster Payments.

Release electronically by CHAPS, where the Additional Loan funds are available the same day, will incur a fee (currently £23.50) which will be added to your mortgage account on completion of your Additional Loan.

You can choose to have the monies released by Faster Payments and there is no charge for this method; however, there are limits to the amounts that can be sent electronically. For more details ask a member of staff..

Early Repayment Charges (ERC) and Overpayment Limits

In the event of full repayment, payments above 10% or transfer (in full or part) to an alternative product, 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 or transferred.

For example: £25,000 is borrowed on the BoE rate +2.79% to 31/03/14 product. If you repay this Additional Loan in full before 31/03/14, and the balance outstanding on the day of redemption is £24,500, the ERC will be $2\% \times £24,500 = £490$.

The exception to this is that you may repay up to 10% of the outstanding loan amount in each 12 month period (calculated from the date of completion of your loan) without incurring an ERC. Any amount repaid above 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 you borrow £25,000, you can repay up to £2,500 (10%) in the 12 month period following completion of your Additional Loan without incurring an ERC. If you repay more than this amount e.g. £6,000, you will incur an ERC of the specified percentage on £3,500 as this is the amount in excess of the 10% limit.

After the end of the ERC period, overpayments of any amount are allowed without incurring an ERC.

Offer, Acceptance and Completion

To qualify for our Additional Loan, any Additional Loan offer that we may make has to be issued within three months of the date of your application, and your Additional Loan must be completed within three months of the date of offer.

An Additional Loan is subject to our mortgage conditions and mortgage loan terms. Copies will have been given to all applicants with their original mortgage offer. **These terms and conditions take precedence over information contained in this factsheet or any other information given to you.**

Information required

If the Additional Loan is for any structural changes to the property, copies of the plans and all necessary planning approvals and building regulation consents will be required at the time of the application. Estimates for the work will be required if the total loan is above 85% of the current property value.

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

For more details and assistance:



Talk to a member of staff at your local Barnsley branch



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 chooses to introduce its customers to Legal & General for the purposes of advising on and arranging life insurance and investment products bearing Legal & General's name. Yorkshire Building Society is authorised and regulated by the Financial Services Authority.