



www.thehanley.co.uk

5 Year Fixed Rate Mortgage

5.89%

Initial Pay Rate until 30 April 2017

Followed by the Society's Standard Variable Rate

for the remaining term currently **5.19%**

Including Free Re-Mortgage Legals or £250 House Purchase Cashback* and Free Valuation**

The overall cost for comparison is **5.6% APR[^]**

This product is subject to the following

- Re-mortgage Legal Fees - There will be no legal fees payable where the Society's re-mortgage scheme is used up to a maximum of £250, subject to there being no additional legal work involved, for example, the postponement of a second mortgage, transfer of equity or additional leasehold work. Where the loan exceeds £250,000 then you will be responsible for any additional legal fees incurred. Applicants may choose to use their own solicitors, but will be responsible for all costs. House Purchase - A £250 cashback on completion of the mortgage will be given*
- One free standard valuation per customer for properties up to £250,000**
- A £195 booking fee is payable on application of this product and is non refundable
- £900 Arrangement Fee (which may be added to the loan as long as the LTV including the fee does not exceed the maximum for the product)
- This product has a floor and as such the variable rate of interest will not drop below 2.00%
- Minimum Age 18 years
- Maximum Age 65 years on redemption
- Minimum Loan size £30,000
- Maximum Loan £500,000
- Minimum House Purchase Price
 - Minimum purchase price of £70,000
- Offer available for direct applications through the Society's branches, telephone or website
- Loan to Value Limits - Loan based on purchase price or valuation, whichever is the lower
 - House Purchase - 90% Re-Mortgage - 90%
 - Re-Mortgage including Capital Raising - NA% Re-Mortgage including Home Improvements - NA%
- One capital payment of up to 10% of the mortgage balance is permitted each year until 30 April 2017. Any additional capital payments during this period will attract a penalty calculated on the amount of the additional capital payment
- Higher Lending Charge will be paid by The Society
- Private insurance subject to £25 administration fee
- Product only available to applicants who meet the Society's lending criteria
- Only available on properties in England and Wales
- All loans subject to status and valuation
- The APR will depend upon your circumstances. Ask for a personalised illustration[^]
- Your mortgage must complete by 31st August 2012
- This mortgage can only be taken out on a repayment basis
- A copy of your Credit Report from Experian or Equifax must be submitted on application. Failure to do so will result in a delay.

Early Repayment Charges

If this mortgage is repaid in full or in part before 30 April 2017 an early repayment charge will apply. This will be 5% of the balance repaid until 30 April 2015 reducing to 2% of the balance repaid until 30 April 2017. Example - the maximum early repayment charge you could pay is £7,500 based on £150,000.

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

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Authorised and Regulated by the Financial Services Authority