



www.thehanley.co.uk

## Buy to Let Variable Discount for Term

**3.99%**

Pay Rate representing a 1.20% discount  
off our Standard Variable Rate for Term

Currently **5.19%**

The overall cost for comparison is **4.1% APR<sup>^</sup>**

### This product is subject to the following

- Rental income must equate to 125% of the mortgage payments which is based upon a rate of 6.5%. Property must be available to Let immediately and must remain available for Letting throughout the mortgage term.
- The property may only be Let on an Assured Shorthold tenancy, minimum period of 6 months and a maximum of 12 months
- Applications should have no more than 3 Buy To Let properties including this loan
- A £195 booking fee is payable on application of this product and is non refundable
- £800 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 collar and as such the variable rate of interest will not drop below 2.00%
- Minimum Age 25 years
- Maximum Age 65 years on redemption
- Minimum Loan size £75,000
- Maximum Loan £300,000
- Minimum House Purchase Price
- Offer available for direct applications through the Society's branches only
- Loan to Value Limits - Loan based on purchase price or valuation, whichever is the lower  
House Purchase - 70% Re-Mortgage - 70%
- One capital payment of up to 10% of the mortgage balance is permitted each year for the first 2 years. Any additional capital payments during this period will attract a penalty calculated on the amount of the additional capital payment
- Private insurance subject to £25 administration fee
- Product only available to applicants who meet the Society's lending criteria
- Only available on properties within 25 miles of The Hanley's Head Office
- All loans subject to status and valuation
- The APR will depend upon your circumstances. Ask for a personalised illustration<sup>^</sup>
- Your mortgage must complete by 29th February 2012

### Early Repayment Charges

If this mortgage is repaid in full during the first 2 years an early repayment charge will apply.

This will be 2% of the balance repaid during this period.

Example - The maximum early repayment charge you could pay is £3,000 based on £150,000.

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

Granville House Festival Park Hanley Stoke-on-Trent ST1 5TB

**Tel: 01782 255000**

Authorised and Regulated by the Financial Services Authority