

Expat Owner Occupier - summary of mortgage products available for Additional Borrowing



All of these mortgage products have limited funds available and may be withdrawn at any time. Our mortgages are available to applicants aged 18 and over who are expatriates, for properties in England and Wales

This information should be read in conjunction with the separate sheets: 'Additional Information about our Mortgages' and our 'Getting a Mortgage: what you need to know' guide which provide important information about our mortgage services.

Product name	Initial interest rate	Initial rate duration	Followed by our Managed Mortgage Rate currently	The overall cost for comparison is	Minimum interest rate payable	Fees (see 'Additional Information about our Mortgages')	Maximum Loan to Value (LTV)	Early Repayment Charges	Product codes
Discounted initial variable rate - INTEREST-ONLY									
3 year 0.83% discount	3.56%	3 years	4.39%	4.2% APRC	3.46%	Product Fee: £0 Application Fee: £125 Legal Fees: £100 minimum	60%	3% in the first year 2% in the second year 1% in the third year	XD0056
<p>Representative example: A further advance of £38,000.00 payable over 7 years on a discounted variable rate for 3 years at 0.83% below our variable Managed Mortgage Rate and then on our variable Managed Mortgage Rate, currently 4.39%, would require 35 monthly payments of £112.73 and 49 monthly payments of £138.95, plus one initial interest payment of £114.91. The total amount payable would be £49,094.01 made up of the loan amount plus interest of £10,869.01, an Application Fee of £125 which includes the Valuation Fee, and Legal Fees of £100. The overall cost for comparison is 4.2% APRC representative.</p>									

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

For customer enquiries, please contact our dedicated New Business Team: Tel: 03330 140146 Email: mortgage.serviceteam@familybsoc.co.uk Website: familybuildingsociety.co.uk
For intermediary enquiries, please contact our dedicated Mortgage Desk: Tel: 01372 744155 Email: mortgage.desk@familybsoc.co.uk Website: intermediaries.familybuildingsociety.co.uk

Family Building Society is a trading name of National Counties Building Society which is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.

Firm Reference No. 206080 register.fca.org.uk



Additional information about our mortgages Expat Owner Occupier – Further Advance

These details should be read in conjunction with our 'Getting a Mortgage: what you need to know' guide, the relevant mortgage product brochure and our lending criteria, which provide important information regarding our mortgage services.

Should you require clarification on any point, please contact our Family Service Team on the number given overleaf.

Application Fee, Product Fee and solicitors costs

There is a single Application Fee of £125 for arranging a further advance. The fee covers the cost of a revaluation if we require it and the fee must be paid at the time of application, either by cheque accompanying the application or by giving your debit card details in the relevant section of the application form.

In addition there will be legal costs associated with the further advance (minimum £100) together with the Product Fee, if applicable, for your chosen product. These costs will be deducted from the loan at completion. You may be able to add the Product Fee to the mortgage amount subject to the maximum Loan to Value (LTV) not being exceeded. We will be represented by our Legal Services Department and the actual charge, inclusive of disbursements, will be advised prior to completion.

Early Repayment Charges

Where an Early Repayment Charge is shown in the 'summary of mortgage products', this applies for the duration of the initial interest rate. During this period, capital repayments of up to 10% of the further advance may be made in each year following completion without any Early Repayment Charge being applied. If the permitted 10% capital reduction is exceeded, an Early Repayment Charge will be applied based on the excess capital repaid.

This allowance is not cumulative and does not apply when the whole loan is being repaid. In this instance, the charge will be incurred on the capital balance at the time of redemption (the capital balance is the balance upon which interest is charged). The Early Repayment Charge for each product is shown in relevant table in the 'summary of mortgage products'.

Standard variable rate

Our standard variable rate differs depending on whether interest on the product is calculated annually or monthly.

Minimum / maximum interest rate

If the product you choose is subject to a minimum charging rate ('floor') or a maximum charging rate ('ceiling'), this is shown in the 'summary of mortgage products' and will only apply during the initial discounted or tracker period.

Buildings insurance

You will naturally want to make sure that your home is covered in the event of damage due to fire, storm, flood, etc and, since the property is our security for the loan, we are similarly concerned.

You must make your own insurance arrangements, subject to certain minimum requirements regarding the extent of the risks included and the amount of cover. You will be required to provide evidence that adequate cover exists before completion of any loan.

Representative example

The representative example shown on the product summary page is an illustration of a typical mortgage and its total costs.



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