



Residential mortgages



1 October 2025

Residential product switch guide

Ideal for customers looking to switch to a new product.

 0345 149 7764

 resicustsupport@paragonbank.co.uk

 www.paragonbank.co.uk



Key criteria

- APRC calculated using an illustrative loan of £350,000
- All products are subject to availability of funds and withdrawal at any time
- All products are funded by Paragon Bank PLC
- Capital payments of up to 10% of the mortgage balance can be made between anniversaries without incurring any early repayment charges (ERC)
- All products will revert to Paragon SVR (currently 8.60%)
- Please refer to Paragon's residential lending guidelines and submission requirements for full criteria

85% loan to value (LTV) | 12 month discounted SVR rate

LTV	Product type and term	Initial rate	Product fee	Product criteria	Early redemption charge (ERC)	Reversion rate	APRC	Product code
85%	12 month discounted variable	6.10% Paragon SVR less 2.50%	NIL	Max loan £1,500,000	NIL	8.60% Paragon SVR	8.70%	RSP041

85% loan to value (LTV) | 2 year fixed rates

LTV	Product type and term	Initial rate	Product fee	Product criteria	Early redemption charge (ERC)	Reversion rate	APRC	Product code
85%	2 year fixed	6.35%	£999	Max loan £1,500,000	3% for 2 years	8.60% Paragon SVR	8.60%	RSP040
	2 year fixed	6.45%	£499	Max loan £1,500,000	3% for 2 years	8.60% Paragon SVR	8.60%	RSP039

General Information

Standard Variable Rate (SVR)

A Standard Variable Rate (SVR) is a type of mortgage interest rate set by us. The SVR for our residential mortgages is published on our website and can be varied from time to time in accordance with the mortgage conditions. A copy of the mortgage conditions can be found on the documents page of our website www.paragonbank.co.uk

Fees

Name of charge	What is this charge for?	How much is the charge?
Product fee	This fee is a product arrangement charge. It can be added to the loan, but is excluded from the LTV calculation.	See individual product details

How to apply

- Call us on 0345 149 7764
- Contact your intermediary who can arrange this for you


These documents are submitted to you on an execution only basis. Should you require advice in respect of the proposed change to your mortgage, you should seek advice from a reputable Independent Financial Advisor. A list of regulated advisors can be found on the FCA's website at www.fca.org.uk/consumers/finding-adviser.

PARAGON 51 HOMER ROAD, SOLIHULL, WEST MIDLANDS B91 3QJ

RESI0004-024 (09/2025)

 0345 149 7764

 resicustsupport@paragonbank.co.uk

 www.paragonbank.co.uk

Paragon Bank PLC is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Registered in England number 05390593. Registered office 51 Homer Road, Solihull, West Midlands B91 3QJ. Paragon Bank PLC is registered on the Financial Services Register under the firm reference number 604551.