



ONLY FOR USE BY MORTGAGE INTERMEDIARIES

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Residential

Discounted Variable Rates

Period	Max LTV	Initial Rate	Discount to SVR	SVR	Product Fee	Product Code	APRC	Min Loan	Max Loan	Purpose
2 Years	60%	4.64%	-3.10%	7.74%	£0	DIS2Y049	7.3%	£30,000	£1,000,000	Purchase & Remortgage
2 Years	80%	4.74%	-3.00%	7.74%	£0	DIS2Y150	7.3%	£30,000	£600,000	Purchase & Remortgage
2 Years	90%	5.04%	-2.70%	7.74%	£0	DIS2Y032	7.4%	£30,000	£400,000	Purchase & Remortgage
2 Years	95%	5.19%	-2.55%	7.74%	£0	DIS2Y154	7.4%	£30,000	£400,000	Purchase only

Discounted Variable Rates, No ERC

Period	Max LTV	Initial Rate	Discount to SVR	SVR	Product Fee	Product Code	APRC	Min Loan	Max Loan	Purpose
2 Years	60%	5.04%	-2.70%	7.74%	£995	DIS2Y140	7.5%	£30,000	£1,000,000	Purchase & Remortgage
2 Years	80%	5.24%	-2.50%	7.74%	£995	DIS2Y141	7.5%	£30,000	£600,000	Purchase & Remortgage

Fixed Rates

Period	Max LTV	Initial Rate	Discount to SVR	SVR	Product Fee	Product Code	APRC	Min Loan	Max Loan	Purpose
2 Years	60%	4.99%	N/A	7.74%	£995	FIX2Y090	7.5%	£30,000	£1,000,000	Purchase & Remortgage
2 Years	60%	5.19%	N/A	7.74%	£0	FIX2Y100	7.4%	£30,000	£1,000,000	Purchase & Remortgage
2 Years	80%	5.09%	N/A	7.74%	£995	FIX2Y099	7.5%	£30,000	£600,000	Purchase & Remortgage
2 Years	80%	5.34%	N/A	7.74%	£0	FIX2Y067	7.5%	£30,000	£600,000	Purchase & Remortgage
2 Years	90%	5.44%	N/A	7.74%	£995	FIX2Y065	7.6%	£30,000	£400,000	Purchase & Remortgage
2 Years	90%	5.64%	N/A	7.74%	£0	FIX2Y068	7.5%	£30,000	£400,000	Purchase & Remortgage
2 Years	95%	5.99%	N/A	7.74%	£0	FIX2Y109	7.6%	£30,000	£400,000	Purchase only

Period	LTV Range	Initial Rate	Discount to SVR	SVR	Product Fee	Product Code	APRC	Min Loan	Max Loan	Purpose
5 Years	60%	4.94%	N/A	7.74%	£995	FIX5Y082	6.7%	£30,000	£1,000,000	Purchase & Remortgage
5 Years	60%	5.14%	N/A	7.74%	£0	FIX5Y085	6.7%	£30,000	£1,000,000	Purchase & Remortgage
5 Years	80%	5.14%	N/A	7.74%	£995	FIX5Y083	6.8%	£30,000	£600,000	Purchase & Remortgage
5 Years	80%	5.34%	N/A	7.74%	£0	FIX5Y086	6.8%	£30,000	£600,000	Purchase & Remortgage
5 Years	90%	5.39%	N/A	7.74%	£995	FIX5Y110	6.9%	£30,000	£400,000	Purchase & Remortgage
5 Years	90%	5.59%	N/A	7.74%	£0	FIX5Y111	7.0%	£30,000	£400,000	Purchase & Remortgage
5 Years	95%	5.89%	N/A	7.74%	£0	FIX5Y206	7.1%	£30,000	£400,000	Purchase only

Fixed Rates – First Home Funds

Period	LTV Range	Initial Rate	Discount to SVR	SVR	Product Fee	Product Code	APRC	Min Loan	Max Loan	Purpose
5 Years	80%	5.14%	N/A	7.74%	£995	FIX5Y209	6.8%	£30,000	£275,000	Purchase only
5 Years	80%	5.34%	N/A	7.74%	£0	FIX5Y210	6.8%	£30,000	£275,000	Purchase only
5 Years	90%	5.39%	N/A	7.74%	£995	FIX5Y211	6.9%	£30,000	£275,000	Purchase only
5 Years	90%	5.59%	N/A	7.74%	£0	FIX5Y212	7.0%	£30,000	£275,000	Purchase only
5 Years	95%	5.89%	N/A	7.74%	£0	FIX5Y213	7.1%	£30,000	£275,000	Purchase only

Standard Variable Rate

Period	Max LTV	Initial Rate	Discount to SVR	SVR	Product Fee	Product Code	APRC	Min Loan	Max Loan	Purpose
Term	80%	7.74%	N/A	7.74%	£0	SVRFLEX	8.0%	N/A	£1,000,000	Purchase & Remortgage

Professional

Discounted Variable Rates

Period	Max LTV	Initial Rate	Discount to SVR	SVR	Product Fee	Product Code	APRC	Min Loan	Max Loan	Purpose
2 Years	60%	4.64%	-3.10%	7.74%	£0	DIS2Y051	7.4%	£50,000	£1,000,000	Purchase & Remortgage
2 Years	80%	4.74%	-3.00%	7.74%	£0	DIS2Y157	7.4%	£50,000	£600,000	Purchase & Remortgage
2 Years	90%	4.84%	-2.90%	7.74%	£0	DIS2Y158	7.4%	£50,000	£400,000	Purchase & Remortgage
2 Years	95%	4.84%	-2.90%	7.74%	£0	DIS2Y158	7.4%	£50,000	£400,000	Purchase only

Discounted Variable Rates, No ERC

Period	Max LTV	Initial Rate	Discount to SVR	SVR	Product Fee	Product Code	APRC	Min Loan	Max Loan	Purpose
2 Years	60%	5.04%	-2.70%	7.74%	£995	DIS2Y144	7.5%	£30,000	£1,000,000	Purchase & Remortgage
2 Years	80%	5.24%	-2.50%	7.74%	£995	DIS2Y145	7.6%	£30,000	£600,000	Purchase & Remortgage

Fixed Rates

Currently unavailable.

Self-Build

Variable Rates

Period	Max LTV	Initial Rate	Variance to SVR	SVR	Product Fee	Product Code	APRC	Min Loan	Max Loan	Purpose
3 Years	80%	6.39%	-1.35%	7.74%	£1,249	SBD3Y004	7.7%	£30,000	Refer to SBS	Purchase

Holiday Let

Discounted Variable Rates

Period	Max LTV	Initial Rate	Discount to SVR	SVR	Product Fee	Product Code	APRC	Min Loan	Max Loan	Purpose
2 Years	80%	5.99%	-1.75%	7.74%	£995	HLD2Y007	7.7%	£50,000	£350,000	Purchase & Remortgage

Retirement Interest Only

Discounted Variable Rates

Period	Max LTV	Initial Rate	Discount to SVR	SVR	Product Fee	Product Code	APRC	Min Loan	Max Loan	Purpose
2 Years	50%	4.74%	-3.00%	7.74%	£995	RIOD2Y013	7.6%	£30,000	£500,000	Purchase & Remortgage
2 Years	50%	5.09%	-2.65%	7.74%	£0	RIOD2Y015	7.5%	£30,000	£500,000	Purchase & Remortgage

Fixed Rates

Period	Max LTV	Initial Rate	Discount to SVR	SVR	Product Fee	Product Code	APRC	Min Loan	Max Loan	Purpose
2 Years	50%	5.34%	N/A	7.74%	£995	RIOF2Y007	7.7%	£30,000	£500,000	Purchase & Remortgage
2 Years	50%	5.49%	N/A	7.74%	£0	RIOF2Y008	7.6%	£30,000	£500,000	Purchase & Remortgage
5 Years	50%	5.34%	N/A	7.74%	£995	RIOF5Y034	7.1%	£30,000	£500,000	Purchase & Remortgage
5 Years	50%	5.49%	N/A	7.74%	£0	RIOF5Y035	7.0%	£30,000	£500,000	Purchase & Remortgage

Lending Criteria & Additional Info

Maximum Loan Amount & Loan to Value

Residential Mortgages		Professional Mortgages	
Max Loan Amount	Max Loan to Value	Max Loan Amount	Max Loan to Value
£400,000	95% (90% for Remortgages)	£400,000	95% (90% for Remortgages)
£600,000	80%	£600,000	85%
£800,000	70%	£800,000	75%
£1,000,000	60%	£1,000,000	60%

Early Repayment Charges

The below charges are applicable to overpayments greater than 10% of the loan amount in a 12-month rolling period during the initial mortgage term.

Initial Term	Year 1 Charge	Year 2 Charge	Year 3 Charge	Year 4 Charge	Year 5 Charge
2-Years	3%	2%			
3-Years	3%	3%	2%		
5-Years	5%	4%	3%	3%	2%

Mortgage Term

The minimum mortgage term is 5-years, and the maximum mortgage term is 40 years

Professional Mortgages

To qualify for our Professional Mortgages, you need to be 21 years old or over and registered with one of the appropriate governing bodies:

- **Solicitor** - (Law Society of Scotland and/or England and Wales)
- **Chartered Accountant** - (Institute of Chartered Accountants Scotland, Chartered Association of Certified Accountants, Chartered Institute of Management Accountants, Chartered Institute of Public Finance and Accountancy)
- **Medical Doctor** - (General Medical Council)
- **Dentist** - (General Dental Council)
- **Vet** - (Royal College of Veterinary Surgeons)
- **Pharmacist** - (General Pharmaceutical Council)
- **Optometrist** - (General Optical Council)
- **Actuaries** - (Institute and Faculty of Actuaries)

Self-Build

On completion of the build a product switch to one of our Residential mortgages, including within the Early Repayment Charge period, is available.

Valuation Fees

Scotland: The Society offers one Free Valuation on Remortgages and on New Build Purchases, in accordance with the Society's own scale of fees. For Non-New Build Purchases in Scotland, the Society will accept a valid Home Report transcript for valuation purposes.

England: The Society offers one Free Valuation on Remortgages and on Prime and Professional Purchases, in accordance with the Society's own scale of fees.

For our most up-to-date valuation fees for Scotland, England, and Self-Build mortgages, please visit: [Interest Fees for Intermediaries | Scottish BS](#)

Cashback & Incentives

Scotland & England Remortgages (Excluding RIO, Debt Consolidation & Applicants aged 70 or above at application): The Scottish Building Society offer Free Basic Legal Fees.

The solicitor we choose will act solely for the Society in the transfer of the mortgage and any additional legal services or advice you may require will be at your own expense. If you wish to use your own solicitor instead the Society will contribute £250 towards your legal costs.

Free Basic Legal Service is not available for RIO remortgages, debt consolidation remortgages and remortgages where any party to the mortgage is aged 70 or above at application. The Society will provide £250 cashback towards Legal Costs.

Repayment Options

Capital & Interest. Interest Only: available up to 75% of the property value or purchase price (whichever is higher) with a maximum loan size of £350,000.

First Home Funds

The scheme is open to all first-time buyers wishing to purchase a property in Scotland - there are some specific requirements that applicants must meet.

The mortgage must be capital repayment and be for at least 25% of the purchase price. Applicants will not qualify for the scheme if they are taking out an interest-only mortgage.

Applicants will need to contribute a deposit of at least 5%.

There is a £300,000 cap on the value of the property that can be purchased through the scheme. The Scottish Government contribution cannot exceed £10,000 or 49% of the value of the property or purchase price (whichever is the lower amount). The £10,000 contribution is the maximum allowed, but an applicant can choose to take a smaller amount if they wish, therefore reducing the Scottish Government's equity share in the property.

For any queries, advisors should contact their BDM:

[Business Development Managers | Intermediary Hub | Scottish BS](#)

or contact:

scottishintermediaries@scotbs.co.uk