

# Interest Only Remortgage fixed rates products

Effective from Friday 13 March 2026

## Important information

- When the initial product rate ends it automatically moves to our Standard Variable Rate (SVR), currently **6.24%** variable, or a reduced variable rate based on the loan to value (LTV), for the rest of the term.
- Daily interest.
- Interest will be charged to date of redemption.
- Overpayments allowed below £1,000. The amount that interest is charged on will be reduced at the month end.
- Early repayment charges apply for any payments made which exceed the overpayment allowance or if the mortgage is exited early. See Early Repayment Charges table.

## Early Repayment Charges (ERC)

| Fixed rate deal period | Year |      |      |      |      |
|------------------------|------|------|------|------|------|
|                        | Yr 1 | Yr 2 | Yr 3 | Yr 4 | Yr 5 |
| 2 years                | 2.5% | 1.5% |      |      |      |
| 3 years                | 3.5% | 2.5% | 1.5% |      |      |
| 5 years                | 5.5% | 4.5% | 3.5% | 2.5% | 1.5% |

| Max LTV (excl. fees) | Deal period | End date   | Initial product rate | Min loan | Max loan   | Legal fee | Completion fee ^ | Booking fee | Free standard valuation* | Cashback | Product code |
|----------------------|-------------|------------|----------------------|----------|------------|-----------|------------------|-------------|--------------------------|----------|--------------|
| <b>60%</b>           | 2 Year      | 31/07/2028 | <b>4.73%</b>         | £40,000  | £2,000,000 | Standard  | £999             | £0          | ✓                        | £500     | 21212        |
| <b>60%</b>           | 5 Year      | 31/07/2031 | <b>4.88%</b>         | £75,000  | £2,000,000 | Standard  | £999             | £0          | ✓                        | £500     | 21238        |

These mortgage products run for a fixed period with a set end date. The actual length of the product may vary slightly, depending on when the mortgage is completed.

^ Interest is charged on all fees added to the loan.

\* Free standard valuations are only applicable for properties up to £1m. An overview of our valuation options are available [here](#).

For full Lending and Security Guidelines visit [wbfi.co.uk](http://wbfi.co.uk).

**wbfi.co.uk | ist@westbrom.co.uk | 0345 241 3597**

This information is for the use of professional intermediaries only. It is not a consumer advertisement and should not be displayed as such or handed out to the public. Criteria is subject to change, please check before submitting applications.