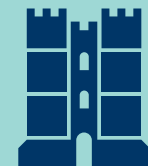


FOR INTERMEDIARY USE ONLY

Mortgage product guide for *intermediaries*

With effect from 5 June 2026



Newbury
Building Society
For Intermediaries

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Latest updates

- **NEW - Standard residential 3 year discount products**
- **NEW - Standard residential 3 year fixed products**
- **NEW - Standard residential 5 year fixed products**
- **NEW - Help to Buy 3 year discount products**
- **NEW - Buy-to-let LTD company 3 year discount product**
- **NEW - Buy-to-let Expat 3 year discount product**

Important information

All products are charged on a DAILY INTEREST basis.

Newbury Building Society's Standard Variable Rate (SVR) is currently 6.0%.

Free legals using title insurance is offered on some products, there is qualifying criteria which means it may not always be available. The main exclusions are: Unregistered Title, change of ownership, non UK National(s) resident in the UK, self-builds, expats, lending to limited companies, Retirement Interest-Only (RIO) and Shared Ownership remortgages. Other exclusions may apply, please contact our helpdesk to check availability. If legal work is required in these areas, a solicitor will need to act and the cost incurred will be payable by the client.

On selected products, we will pay the first £700 of the standard mortgage valuation, (this will cover properties valued up to £1,000,000). If the valuation fee is more than £700 (i.e. the property value is more than £1,000,000), the borrower is responsible for paying the difference. On selected products we will carry out a standard valuation at our cost.

There is a 0.40% procurement fee payable for new business to a maximum of £3,500. For product transfers we pay a 0.20% procurement fee to a maximum of £2,000.

WE HAVE NO CURRENT PLANS TO WITHDRAW THESE PRODUCTS BUT THEY MAY BE WITHDRAWN WITHOUT NOTICE.

THE ACTUAL RATE AVAILABLE WILL DEPEND ON YOUR CLIENT'S CIRCUMSTANCES PLEASE READ IN CONJUNCTION WITH FULL PRODUCT LEAFLETS.

Standard residential

3-year discount

Product code	Discount term	Availability	Max LTV	Initial variable rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
4712	3 years	Purchase Remortgage Product transfer	75%	4.39% (SVR -1.61%) 5.6% APRC	6.0% (SVR)	Application fee: £850 (purchase and remortgage) No application fee applies for existing borrowers completing a product transfer	Free valuation for properties valued up to £1,000,000 'Free legals' for remortgages Overpayments allowed No higher lending charge	3 years	3% of the original loan amount in year 1. 2% in year 2 and 1% in year 3	During the ERC period overpayments are permitted up to 20% of the original loan amount per year
4713	3 years	Purchase Remortgage Product transfer	85%	4.89% (SVR -1.11%) 5.8% APRC						
4715	3 years	Purchase Remortgage Product transfer	90%	4.99% (SVR -1.01%) 5.8% APRC						
4719 (Pur) 4720 (EBT)	3 years	Existing borrowers only Purchase Product transfer	75%	4.29% (SVR -1.71%) 5.6% APRC	6.0% (SVR)	Application fee: £850 No application fee applies for existing borrowers completing a product transfer	Overpayments allowed	3 years	3% of the original loan amount in year 1. 2% in year 2 and 1% in year 3	During the ERC period overpayments are permitted up to 20% of the original loan amount per year

Standard residential:

- We will pay the first £700 of the standard mortgage valuation, (this will cover properties valued up to £1,000,000).
- Properties must be located in England or Wales.
- In the following London postcodes flats are restricted to 60% loan to value and houses are restricted to 75% loan to value: CR, E, EC, EN, HA, IG, KT, N, NW, RM, SE, SM, SW, TW, UB, W, WC.
- The minimum loan size for a product transfer is £40,000.

Standard residential

3-year fixed

Product code	Fixed Term until	Availability	Max LTV	Initial fixed rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
4681	26/07/29	Purchase Remortgage Product transfer	75%	5.19% 5.9% APRC	6.0% (SVR)	Application fee: £850 No application fee applies for existing borrowers completing a product transfer	Free valuation for properties valued up to £1,000,000 'Free legals' for re-mortgages Overpayments allowed	26/07/29	% of the original loan amount if loan paid in full: To 26/07/28 - 3% To 26/07/29 - 2%	During the ERC period overpayments are permitted up to 10% of the original loan amount per year
4724	26/07/29	Purchase Remortgage Product transfer	85%	5.39% 6.0% APRC				26/07/29		
4723	26/07/29	Purchase Remortgage Product transfer	90%	5.59% 6.0% APRC				26/07/29		
4684	26/07/29	Existing borrowers only Purchase Product transfer	75%	5.09% 5.9% APRC	6.0% (SVR)	Application fee: £850 No application fee applies for existing borrowers completing a product transfer	Free valuation for properties valued up to £1,000,000 Overpayments allowed No higher lending charge	26/07/29	% of the original loan amount if loan paid in full: To 26/07/28 - 3% To 26/07/29 - 2%	During the ERC period overpayments are permitted up to 10% of the original loan amount per year

Standard residential:

- We will pay the first £700 of the standard mortgage valuation, (this will cover properties valued up to £1,000,000).
- Properties must be located in England or Wales.
- In the following London postcodes flats are restricted to 60% loan to value and houses are restricted to 75% loan to value: CR, E, EC, EN, HA, IG, KT, N, NW, RM, SE, SM, SW, TW, UB, W, WC.
- The minimum loan size for a product transfer is £40,000.

Standard residential

5-year fixed

Product code	Fixed Term until	Availability	Max LTV	Initial fixed rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
4727	29/07/31	Purchase Remortgage	75%	4.99% 5.6% APRC	6.0% (SVR)	Application fee: £850 No application fee applies for existing borrowers completing a product transfer	Free valuation for properties valued up to £1,000,000 'Free legals' for remortgages Overpayments allowed	29/07/31	% of the original loan amount if loan paid in full: To 29/07/27 - 5% To 29/07/28 - 4% To 29/07/30 - 3% To 29/07/31 - 2%	During the ERC period overpayments are permitted up to 10% of the original loan amount per year
4726	29/07/31	Existing borrowers only Purchase Product transfer	75%	4.89% 5.6% APRC	6.0% (SVR)	Application fee: £850 No application fee applies for existing borrowers completing a product transfer	Free valuation for properties valued up to £1,000,000 Overpayments allowed No higher lending charge	29/07/31	% of the original loan amount if loan paid in full: To 29/07/27 - 5% To 29/07/28 - 4% To 29/07/30 - 3% To 29/07/31 - 2%	During the ERC period overpayments are permitted up to 10% of the original loan amount per year

Standard residential:

- We will pay the first £700 of the standard mortgage valuation, (this will cover properties valued up to £1,000,000).
- Properties must be located in England or Wales.
- In the following London postcodes flats are restricted to 60% loan to value and houses are restricted to 75% loan to value: CR, E, EC, EN, HA, IG, KT, N, NW, RM, SE, SM, SW, TW, UB, W, WC.
- The minimum loan size for a product transfer is £40,000.

Help to Buy

3-year discount

Product code	Discount term	Availability	Max LTV	Initial variable rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
4722	3 years	Remortgage	75%	4.39% (SVR -1.61%) 5.3% APRC	6.0% (SVR)	Application fee: £850	Free valuation for properties valued up to £1,000,000 Overpayments allowed	3 years	3% of the original loan amount in year 1. 2% in year 2 and 1% in year 3	During the ERC period overpayments are permitted up to 20% of the original loan amount per year
4721	3 years	Existing borrowers only Product transfer	75%	4.29% (SVR -1.71%) 5.5% APRC	6.0% (SVR)	£0	Overpayments allowed	3 years	3% of the original loan amount in year 1. 2% in year 2 and 1% in year 3	During the ERC period overpayments are permitted up to 20% of the original loan amount per year

Help to Buy:

- Capital and Interest repayment only.
- 'Free legals' not available for remortgages.
- We will pay the first £700 of the standard mortgage valuation, (this will cover properties valued up to £1,000,000).
- Properties must be located in England or Wales.
- In the following London postcodes flats are restricted to 60% loan to value and houses are restricted to 75% loan to value: CR, E, EC, EN, HA, IG, KT, N, NW, RM, SE, SM, SW, TW, UB, W, WC.
- The minimum loan size for a product transfer is £40,000.

Help to Buy

3-year fixed

Product code	Fixed Term until	Availability	Max LTV	Initial fixed rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
4682	26/07/29	Remortgage	75%	5.19% 5.9% APRC	6.0% (SVR)	Application fee: £850	Overpayments allowed	26/07/29	% of the original loan amount if loan paid in full: To 26/07/28 - 3% To 26/07/29 - 2%	During the ERC period overpayments are permitted up to 10% of the original loan amount per year
4686	26/07/29	Existing borrowers only Product transfer	75%	5.09% 5.8% APRC	6.0% (SVR)	£0	Overpayments allowed	26/07/29	% of the original loan amount if loan paid in full: To 26/07/28 - 3% To 26/07/29 - 2%	During the ERC period overpayments are permitted up to 10% of the original loan amount per year

Help to Buy:

- Capital and Interest repayment only.
- Properties must be located in England or Wales.
- In the following London postcodes flats are restricted to 60% loan to value and houses are restricted to 75% loan to value: CR, E, EC, EN, HA, IG, KT, N, NW, RM, SE, SM, SW, TW, UB, W, WC.
- The minimum loan size for a product transfer is £40,000.

Shared Ownership

3-year discount

Product code	Discount term	Availability	Max LTV (of share)	Initial variable rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
4691	3 Years	Purchase Remortgage	95%	4.89% (SVR-1.11%) 5.9% APRC	6.0% (SVR)	£0	Free valuation for properties valued up to £1,000,000 Overpayments allowed No ERC	N/A	N/A	N/A
4709	3 Years	Existing borrowers only Product transfer	90%	4.69% (SVR-1.31%) 5.8% APRC	6.0% (SVR)	£0	Overpayments allowed No ERC	N/A	N/A	N/A
4693	3 Years	Existing borrowers only Product transfer	95%	4.79% (SVR-1.21%) 5.9% APRC				N/A	N/A	N/A

Shared Ownership:

- Capital and Interest repayment only.
- Free legals' not available for remortgages.
- We will pay the first £700 of the standard mortgage valuation, (this will cover properties valued up to £1,000,000).
- Properties must be located in England or Wales.
- In the following London postcodes flats are restricted to 60% loan to value and houses are restricted to 75% loan to value: CR, E, EC, EN, HA, IG, KT, N, NW, RM, SE, SM, SW, TW, UB, W, WC.

Shared Ownership

2 & 3-year fixed

Product code	Fixed Term until	Availability	Max LTV (of share)	Initial fixed rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
4699	29/08/28	Purchase Remortgage Product transfer	90%	5.29% 6.0% APRC	6.0% (SVR)	£0	Free valuation for properties valued up to £1,000,000 Overpayments allowed	until 29/08/28	% of the original loan amount if loan paid in full: To 29/08/27 - 3% To 29/08/28 - 2%	During the ERC period overpayments are permitted up to 10% of the original loan amount per year
4701	29/08/28	Purchase Remortgage Product transfer	95%	5.39% 6.1% APRC				until 29/08/28	% of the original loan amount if loan paid in full: To 29/08/27 - 3% To 29/08/28 - 2%	During the ERC period overpayments are permitted up to 10% of the original loan amount per year
4703	29/06/29	Purchase Remortgage	90%	5.29% 6.0% APRC				until 29/06/29	% of the original loan amount if loan paid in full: To 29/06/28 - 3% To 29/06/29 - 2%	During the ERC period overpayments are permitted up to 10% of the original loan amount per year
4694	29/06/29	Purchase Remortgage	95%	5.39% 6.0% APRC				until 29/06/29	% of the original loan amount if loan paid in full: To 29/06/28 - 3% To 29/06/29 - 2%	During the ERC period overpayments are permitted up to 10% of the original loan amount per year
4707	29/06/29	Existing borrowers only Product transfer	90%	5.19% 6.0% APRC	6.0% (SVR)	£0	Free valuation for properties valued up to £1,000,000 Overpayments allowed	until 29/06/29	% of the original loan amount if loan paid in full: To 29/06/28 - 3% To 29/06/29 - 2%	During the ERC period overpayments are permitted up to 10% of the original loan amount per year
4696	29/06/29	Existing borrowers only Product transfer	95%	5.29% 6.0% APRC	6.0% (SVR)	£0	Free valuation for properties valued up to £1,000,000 Overpayments allowed	until 29/06/29	% of the original loan amount if loan paid in full: To 29/06/28 - 3% To 29/06/29 - 2%	During the ERC period overpayments are permitted up to 10% of the original loan amount per year

Shared Ownership:

- Capital and Interest repayment only.
- Free legals' not available for remortgages.
- We will pay the first £700 of the standard mortgage valuation, (this will cover properties valued up to £1,000,000).
- Properties must be located in England or Wales.
- In the following London postcodes flats are restricted to 60% loan to value and houses are restricted to 75% loan to value: CR, E, EC, EN, HA, IG, KT, N, NW, RM, SE, SM, SW, TW, UB, W, WC.

Product code	Fixed Term until	Availability	Max LTV (of share)	Initial fixed rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
4704	29/06/31	Purchase Remortgage Product transfer	90%	5.29% 5.9% APRC	6.0% (SVR)	£0	Free valuation for properties valued up to £1,000,000 Overpayments allowed	until 29/06/31	% of the original loan amount if loan paid in full: To 29/06/27 - 5% To 29/06/28 - 4% To 29/06/30 - 3% To 29/06/31 - 2%	During the ERC period overpayments are permitted up to 10% of the original loan amount per year
4697	29/06/31	Purchase Remortgage Product transfer	95%	5.39% 5.9% APRC				until 29/06/31	% of the original loan amount if loan paid in full: To 29/06/27 - 5% To 29/06/28 - 4% To 29/06/30 - 3% To 29/06/31 - 2%	During the ERC period overpayments are permitted up to 10% of the original loan amount per year

Shared Ownership:

- Capital and Interest repayment only.
- Free legals' not available for remortgages.
- We will pay the first £700 of the standard mortgage valuation, (this will cover properties valued up to £1,000,000).
- Properties must be located in England or Wales.
- In the following London postcodes flats are restricted to 60% loan to value and houses are restricted to 75% loan to value: CR, E, EC, EN, HA, IG, KT, N, NW, RM, SE, SM, SW, TW, UB, W, WC.

Made to measure

3-year discount

Product code	Discount term	Availability	Max LTV	Initial variable rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
4717	3 years	Purchase Remortgage Product transfer	75%	4.59% (SVR -1.41%) 5.7% APRC	6.0% (SVR)	Application fee: £850 (purchase and remortgage) No application fee applies for existing borrowers completing a product transfer	Free valuation for properties valued up to £1,000,000 'Free legals' for remortgages Overpayments allowed	3 years	3% of the original loan amount in year 1. 2% in year 2 and 1% in year 3	During the ERC period overpayments are permitted up to 20% of the original loan amount per year

3-year fixed

Product code	Fixed term until	Availability	Max LTV	Initial fixed rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
4687	26/07/29	Purchase Remortgage Product transfer	75%	5.44% 6.0% APRC	6.0% (SVR)	Application fee: £850 No application fee applies for existing borrowers completing a product transfer	Free valuation for properties valued up to £1,000,000 'Free legals' for remortgages Overpayments allowed	26/07/29	% of the original loan amount if loan paid in full: To 26/07/28 - 3% To 26/07/29 - 2%	During the ERC period overpayments are permitted up to 10% of the original loan amount per year

Made to measure:

- The property must be located in England or Wales.

Examples of where we may be able to help

- Foreign Currency Loans (where your income is earned or repayment strategy is in another currency other than Sterling)
- Unusual property types.
- Complex cases by prior agreement.
- More than 1 property on the same title
- Annexe that is let out.
- Right to buy mortgages
- Second residential
- Resident outside of the UK

Retirement Interest-Only (RIO)

5-year discount

Product code	Discount term	Availability	Max LTV	Initial variable rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
3127	5 years (3 year ERC)	Purchase Remortgage	50%	5.0% (SVR -1.00%) 5.6% APRC	6.0% (SVR)	Booking fee: £0 Application fee: £600 (purchase) or £850 (remortgage) No booking or application fee applies for existing borrowers completing a product transfer	Free valuation for properties valued up to £1,000,000 Overpayments allowed No ERC for existing borrowers transfers	3 years	3% of the original loan amount in year 1. 2% in year 2 and 1% in year 3	During the ERC period overpayments are permitted up to 20% of the original loan amount per year

Retirement Interest-Only:

- Minimum age is 60 years.
- Retirement Interest-Only (RIO) mortgages are termless interest-only mortgages.
- Mortgage is repayable on death or a permanent move into residential care.
- 'Free legals' not available for remortgages.
- No ERC for Existing borrowers completing a product transfer.
- Properties must be located in England or Wales.

Bridging

Product code	Until/Term	Max LTV	Initial variable rate	Reverts to	Fees	Early Repayment Charge		Overpayments
						Period	Charge	
2597	1 year	75%	7.0% (SVR +1.00%) 10.0% APRC	N/A	Booking fee: 0.75% of the original advance amount Application fee: 0.75% of the original advance amount Valuation fees apply (see page 20 for details)	N/A	N/A	N/A

Bridging:

- Properties must be located in England or Wales.
- In the following London postcodes flats are restricted to 60% loan to value and houses are restricted to 75% loan to value: CR, E, EC, EN, HA, IG, KT, N, NW, RM, SE, SM, SW, TW, UB, W, WC.
- The booking fee is payable on application and is non-refundable. If we decline the loan due to status we will refund the fee.
- If the customer loses the property we will not refund but will hold the bridging loan available for the customer for 3 months and not have to pay this portion of the fee again. For example, if you initially ask us to lend £200,000 then the booking fee is £1,500. If you subsequently ask us to increase the bridging to £250,000 then the customer must pay a further booking fee of £375.

Self Build

Product code	Until/Term	Availability	Max LTV	Initial variable rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
2969	For term	Purchase Remortgage Product transfer	75%	6.0% (SVR for term) 6.2% APRC	N/A	Application fee: 1% of the total amount of borrowing, subject to a maximum of £2,500 Valuation fees apply (see page 20 for details)		3 years	3% of the original loan amount in year 1. 2% in year 2 and 1% in year 3	During the ERC period overpayments are permitted up to 20% of the original loan amount per year

GoGreen reward available on the application fee

Self Build:

- The property must be located within the following postcode areas: AL, BA, BH, BN, BS, DT, EX, GL, GU, HA, HP, HR, KT, LU, MK, NN, OX, PO, RG, RH, SG, SL, SM, SN, SP, SO, TA, TW, UB, WD, WR.
- Funds can be drawn down in up to five stages.
- Once the property is completed and in occupation the borrower is able to transfer to a standard residential product, subject to availability. At this time the ERC will be waived and the borrower will become subject to the terms and conditions of the new product.
- Planning permission and building regulation approval required.
- Full work schedules and costings required along with drawings.
- NHBC or other approved warranty required.
- Interest only available throughout the build.
- Max LTV on land purchase is 66%.
- 'Free legals' not available for remortgages.
- GoGreen reward - We will refund half of the paid application fee on presentation of an Energy Performance Certificate (EPC) of A or B rating.

Buy-to-let for individuals

3 & 5-year discount

Product code	Discount term	Availability	Max LTV	Initial variable rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
9594	3 Years	Purchase Remortgage Product transfer	75%	4.89% (SVR-1.11%) 5.9% APRC	6.0% (SVR)	Application fee: £950	'Free legals' for remortgages Overpayments allowed	3 Years	2% of the original loan amount if mortgage paid in full. 2% of overpayment exceeding 10% of original loan amount.	During the ERC period overpayments are permitted up to 10% of the original loan amount per year
9602	5 Years	Purchase Remortgage Product transfer		4.89% (SVR-1.11%) 5.7% APRC		No application fee applies for existing borrowers completing a product transfer Valuation fees apply (see page 20 for details)		5 Years		

Buy-to-let:

- Rental cover 135% calculated on our stressed rate, currently 6.75% (125% for basic rate tax payers).
- Customers must be homeowners. Also available to borrowers in tied accommodation.
- The tenancy agreement must be an assured periodic tenancy complying with the requirements of the Renters Rights Act.
- Maximum number of properties in portfolio with NBS or other lenders is ten.
- No HMOs (Houses in Multiple Occupation).
- Subject to passing our affordability assessment.
- Properties must be located in England or Wales.
- Maximum loan size £500,000.
- In the following London postcodes flats are restricted to 60% loan to value and houses are restricted to 75% loan to value: CR, E, EC, EN, HA, IG, KT, N, NW, RM, SE, SM, SW, TW, UB, W, WC.

Holiday let for individuals

3-year discount

Product code	Discount term	Availability	Max LTV	Initial variable rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
9592	3 Years	Purchase Remortgage Product transfer	75%	5.19% (SVR-0.81%) 6.0% APRC	6.0% (SVR)	Application fee: £1500 No application fee applies for existing borrowers completing a product transfer Valuation fees apply (see page 20 for details)	'Free legals' for remortgages Overpayments allowed	3 Years	2% of the original loan amount if mortgage paid in full. 2% of overpayment exceeding 10% of original loan amount.	During the ERC period overpayments are permitted up to 10% of the original loan amount per year

Holiday let:

- Property must be located in England or Wales and in a location that is suitable for holiday letting.
- The following central London postcodes are excluded: E, EC, EN, N, NW, SE, SW, W, WC.
- Rental cover 135% calculated on our stressed rate, currently 6.75%.
- Minimum joint income of £30k and rental assessment based on an average of low, medium and high rents over a 26 week period.
- Customers must be homeowners. Also available to borrowers in tied accommodation.
- Maximum of three holiday let loans per borrower.
- Maximum loan size £500,000.
- Subject to passing our affordability assessment.

Expat Buy-to-let for individuals

3-year discount

Product code	Discount term	Availability	Max LTV	Initial variable rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
9604	3 Years	Purchase Remortgage Product Transfer	75%	4.99% (SVR -1.01%) 5.9% APRC	6.0% (SVR)	Application fee: £1500 No application fee applies for existing borrowers completing a product transfer Valuation fees apply (see page 20 for details)	Overpayments allowed	3 Years	2% of the original loan amount if mortgage paid in full. 2% of overpayment exceeding 10% of original loan amount.	During the ERC period overpayments are permitted up to 10% of the original loan amount per year

Expat Buy-to-let:

- Rental cover 135% calculated on our stressed rate, currently 6.75%.
- Not available to residents living in an EEA country.
- Properties must be located in England or Wales.
- In the following London postcodes flats are restricted to 60% loan to value and houses are restricted to 75% loan to value: CR, E, EC, EN, HA, IG, KT, N, NW, RM, SE, SM, SW, TW, UB, W, WC.
- The tenancy agreement must be an assured periodic tenancy complying with the requirements of the Renters Rights Act.
- Maximum number of properties in portfolio with NBS or other lenders is ten.
- 'Free legals' not available for remortgages.
- No HMOs (Houses in Multiple Occupation).
- Maximum loan size £1,000,000.
- Subject to passing our affordability assessment.

Buy-to-let HMO for individuals

3-year discount

Product code	Until/Term	Availability	Max LTV	Initial variable rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
9346	For term	Purchase Remortgage	60%	6.0% (SVR for term) 6.2% APRC	N/A	Application fee: £1500 Valuation fees apply (see page 20 for details)	Overpayments allowed	3 Years	2% of the original loan amount if mortgage paid in full. 2% of overpayment exceeding 10% of original loan amount.	During the ERC period overpayments are permitted up to 10% of the original loan amount per year

Buy-to-let HMO:

- Our ICR is calculated assuming 100% occupancy with a minimum 175% coverage at 6.75%. We can consider top slicing but the minimum ICR to consider this must be 135%.
- Customers must be homeowners. Also available to borrowers in tied accommodation.
- Properties must be located in the following post code areas; AL, BA, BH, BN, BS, DT, EX, GL, GU, HA, HP, HR, KT, LU, MK, NN, OX, PO, RG, RH, SG, SL, SM, SN, SP, SO, TA, TW, UB, WD, WR.
- Maximum number of HMO properties in portfolio with NBS is 2.
- The tenancy agreement must be an assured periodic tenancy complying with the requirements of the Renters Rights Act.
- Maximum loan size £500,000.
- No first-time landlords. Landlords must have at least 1 year's experience as an HMO landlord or 2 years' experience as a standard landlord.

Buy-to-let limited company

3-year discount

Product code	Until/Term	Availability	Max LTV	Initial variable rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
9606	3 Years	Purchase Remortgage Product Transfers	75%	4.99% (SVR-1.01%) 5.9% APRC	6.0% (SVR)	Application fee: £1500 No application fee applies for existing borrowers completing a product transfer Valuation fees apply (see page 20 for details)	Overpayments allowed	3 Years	2% of the original loan amount if mortgage paid in full. 2% of overpayment exceeding 10% of original loan amount.	During the ERC period overpayments are permitted up to 10% of the original loan amount per year

Buy-to-let - LTD Company:

- Rental cover 135% calculated on our stressed rate, currently 6.75%.
- In the following London postcodes flats are restricted to 60% loan to value and houses are restricted to 75% loan to value: CR, E, EC, EN, HA, IG, KT, N, NW, RM, SE, SM, SW, TW, UB, W, WC.
- Customers must be homeowners. Also available to borrowers in tied accommodation.
- The tenancy agreement must be an assured periodic tenancy complying with the requirements of the Renters Rights Act.
- Maximum number of properties in portfolio with NBS or other lenders is ten.
- No HMOs (Houses in Multiple Occupation).
- Subject to passing our affordability assessment.
- Maximum loan size £500,000.
- 'Free legal's' not available for remortgages.

Holiday let limited company

3-year discount

Product code	Discount term	Availability	Max LTV	Initial variable rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
9598	3 Years	Purchase Remortgage Product transfer	75%	5.39% (SVR-0.61%) 6.0% APRC	6.0% (SVR)	Application fee: £1500 No application fee applies for existing borrowers completing a product transfer Valuation fees apply (see page 20 for details)	Overpayments allowed	3 Years	2% of the original loan amount if mortgage paid in full. 2% of overpayment exceeding 10% of original loan amount.	During the ERC period overpayments are permitted up to 10% of the original loan amount per year

Holiday let:

- Property must be located in England or Wales and in a location that is suitable for holiday letting.
- The following Central London postcodes are excluded: E, EC, EN, N, NW, SE, SW, W, WC.
- Rental cover 135% calculated on our stressed rate, currently 6.75%.
- Minimum joint income of £30k and rental assessment based on an average of low, medium and high rents over a 26 week period.
- Customers must be homeowners. Also available to borrowers in tied accommodation.
- Maximum of three holiday let loans per borrower.
- Subject to passing our affordability assessment.
- Maximum loan size £500,000.
- 'Free legals' not available for remortgages.

Expat buy-to-let limited company

3-year discount

Product code	Until/Term	Availability	Max LTV	Initial variable rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
9596	3 years	Purchase Remortgage	75%	5.39% (SVR-0.61%) 6.0% APRC	6.0% (SVR)	Application fee: £1500 No application fee applies for existing borrowers completing a product transfer Valuation fees apply (see page 20 for details)	Overpayments allowed	3 Years	2% of the original loan amount if mortgage paid in full. 2% of overpayment exceeding 10% of original loan amount.	During the ERC period overpayments are permitted up to 10% of the original loan amount per year

Expat Buy-to-let:

- Rental cover 135% calculated on our stressed rate, currently 6.75%.
- Not available to residents living in an EEA country.
- Properties must be located in England or Wales.
- In the following London postcodes flats are restricted to 60% loan to value and houses are restricted to 75% loan to value: CR, E, EC, EN, HA, IG, KT, N, NW, RM, SE, SM, SW, TW, UB, W, WC.
- Maximum number of properties in portfolio with NBS or other lenders is ten.
- 'Free legals' not available for remortgages.
- No HMOs (Houses in Multiple Occupation).
- Maximum loan size £500,000.
- Subject to passing our affordability assessment.
- The tenancy agreement must be an assured periodic tenancy complying with the requirements of the Renters Rights Act.

Buy-to-let HMO

Product code	Until/Term	Availability	Max LTV	Initial variable rate	Reverts to	Fees	Incentives	Early Repayment Charge		Overpayments
								Period	Charge	
9348	For term	Purchase Remortgage	60%	6.0% (SVR for term) 6.2% APRC	N/A	Application fee: £1500 No application fee applies for existing borrowers completing a product transfer Valuation fees apply (see page 20 for details)	Overpayments allowed	3 Years	2% of the original loan amount if mortgage paid in full. 2% of overpayment exceeding 10% of original loan amount.	During the ERC period overpayments are permitted up to 10% of the original loan amount per year

Buy-to-let HMO:

- Our ICR is calculated assuming 100% occupancy with a minimum 175% coverage at 6.75%. We can consider top slicing but the minimum ICR to consider this must be 135%.
- Customers must be homeowners. Also available to borrowers in tied accommodation.
- Properties must be located in the following post code areas; AL, BA, BH, BN, BS, DT, EX, GL, GU, HA, HP, HR, KT, LU, MK, NN, OX, PO, RG, RH, SG, SL, SM, SN, SP, SO, TA, TW, UB, WD, WR.
- Maximum number of HMO properties in portfolio with NBS is 2.
- The tenancy agreement must be an assured periodic tenancy complying with the requirements of the Renters Rights Act.
- No first-time landlords. Landlords must have at least 1 year's experience as an HMO landlord or 2 years' experience as a standard landlord.
- Maximum loan size £1,000,000.

Contact us

If you have a case that you would like to talk to us about, please use the contact details below to speak to one of our experienced staff.

Submitting an application

We will need from you:

- Fully completed and signed mortgage application form.
- Bank account information. Please see the 'Your bank account information' page near the back of our application form for more information
- Payment for application, booking or valuation fees can be made by debit card or a cheque made payable to Newbury Building Society. Please add the client's name to payee line, for security purposes.
- Last P60 and 3 months' payslips for all employed customers.
- Last 3 years' accounts for all self-employed customers and for salaried Directors with a shareholding of 25% or more.
- For contractors, current contract to have at least 3 months remaining.

Portfolio Landlords

- A fully completed and signed Assets and Liabilities form is required
- Tax assessment

We will acknowledge receipt of your mortgage application and may ask for additional information from you or your client, if we need it to underwrite the case. We aim to send a formal mortgage offer to your client within 10 working days of receiving the application (this may be longer for some propositions depending on the complexity).

Sales team		
Karen Smith Head of Intermediary Sales	Tel: 07900 058582 Email: Karen.Smith@newbury.co.uk	
Matthew Long Intermediary Sales Manager	Tel: 07468 695074 Email: Matthew.Long@newbury.co.uk Postcodes: BB, BD, BL, CA, CH, CW, DH, DL, DN, FY, GU, HD, HG, HU, L, LA, LS, M, NE, PR, RH, S, SK, SR, TS, WA, WF, WN, YO	
Martin Yates Senior Business Development Manager	Tel: 07900 058594 Email: Martin.Yates@newbury.co.uk Postcodes: BA, BH, BN, CF, CT, DT, EX, HR, LD, LL, NP, PL, PO, SA, SO, SP, SY, TA, TN, TQ, TR	
Jack Whiting Business Development Manager	Tel: 07467 143586 Email: Jack.Whiting@newbury.co.uk Postcodes: B, CV, DE, DY, HP, LE, LN, LU, MK, NG, NN, OX, PE, RG, SL, SN, ST, TF, WR, WS, WV	
Kerri Rolfe Business Development Manager	Tel: 07384116445 Email: Kerri.Rolfe@newbury.co.uk Postcodes: AL, BR, CB, Central London, CM, CO, CR, DA, EN, HA, IG, IP, ME, NR, RM, SG, SM, SS, TW, UB, WD	
Alice Pocock Intermediary Service Manager	Tel: 07442 621848 Email: Alice.Pocock@newbury.co.uk Postcodes: BB, BD, BL, BS, CA, CH, CW, DH, DL, DN, FY, GL, HD, HG, HU, KT, L, LA, LS, M, NE, PR, RH, S, SK, SR, TS, WA, WF, WN, YO	
Will Humphries Intermediary Sales Adviser	Tel: 01635 918000 Email: brokerenquiries@newbury.co.uk	
Liv Hudson Intermediary Sales Adviser	Tel: 01635 918000 Email: brokerenquiries@newbury.co.uk	
Will Simpson Intermediary Sales Adviser	Tel: 01635 918000 Email: brokerenquiries@newbury.co.uk	

For all other areas, please call: **01635 918000**

Lending criteria for brokers

This factsheet is designed to give general guidance to mortgage brokers on the Society's lending criteria. We offer flexibility on income where we can see affordability. Please ask your local contact if you have a slightly unusual case which does not fit the criteria given. We are always willing to look at a case and being a smaller building society, can obtain a quick decision for you.

The customers

- Minimum customer age = 21 years
- All customers must have permanent rights to residency and employment in the UK. We accept both settled and pre-settled status for EU/EEA and Swiss nationals, we will need documentary evidence of their right to live and work in the UK.
- Must be aged 70 or less at the end of the mortgage term, or aged 90 if we are using pension income.
- Employed and self-employed customers are acceptable, subject to income criteria as set out below
- Customers with no income from employment will not normally be considered.
- There is no qualifying period of employment, however a 3 year history of employment must be obtained.

Mortgage term and repayment

- Minimum mortgage term = 5 years
- Maximum mortgage term = 35 years
- Maximum mortgage term on Shared ownership = 40 years
- Owner occupied loans over 75% LTV must be on a capital and interest repayment basis.

Affordability and Income Multiples

The maximum loan is calculated by using the income multiples below, but in some cases the maximum loan may be reduced by the Society's affordability assessment

Household income	Standard residential	Shared ownership
More than £30,000	5 x	4.75 x
Up to £30,000	4.75x	4.5 x

All applicants (and guarantors) must pass the Society's affordability assessment for the loan amount requested. The Society uses a combination of modelled data appropriate to the customer's household and the customer's known commitments to assess whether the mortgage is affordable.

For your convenience we have provided a calculator to give you an indication of the maximum loan available, it can be found at www.newbury.co.uk/intermediaries/affordability-calculator/

Loan to value ratios - Residential mortgages (including Shared ownership)

LTV %	Purchase loan size £	Remortgage (like for like) loan size £	Remortgages (capital raising inc. home improvements) loan size £
95	25,000 - 350,000	Not Applicable	Not Applicable
90	350,001 - 400,000	25,000 - 400,000	Not Applicable
85	400,001 - 500,000	400,001 - 500,000	25,000 - 500,000
80	500,001 - 600,000	500,001 - 600,000	500,001 - 600,000
75	600,001+	600,001+	600,001+

Home improvements are subject to a retention and final inspection being carried out to ensure works have been completed prior to funds being released where the LTV is based on the final value. The maximum LTV for Help to Buy remortgages is 85%

Shared Ownership remortgage - loan to share

LTV %	loan size £
95	up to 300,000
80	300,001 - 400,000

Product transfers

Where the product is available for existing borrowers to transfer onto, the minimum loan amount to qualify is usually £40,000.

Assessable income for PAYE customers:

Basic gross salary. In addition we can use:

- 100% of car allowance.
 - 100% of regular/permanent bonuses and overtime (to be confirmed by employer/P60s).
- Mortgage subsidies/housing allowances or large town allowances (if permanent part of income).

Lending criteria for brokers

For self-employed customers:

- For sole traders we will take an average of the last two years' net profit.
- For limited company directors we will take an average of the last two years' dividends and salary.
- Three years' accounts to assess the health of the business.

For retired customers:

- Bank statements or letter for state pension, latest P60 for private pension, fund value statement dated within latest 3 months for SIPP.

Credit commitments:

- All credit commitments will be deducted from income prior to applying income multiples.
- No mortgage application will be accepted where there are previous credit problems.
- Customers must have a clear credit history.

Valuation fees

(For purchase/remortgage of main residence and buy to let)

A valuation of the property is required in all cases. We offer the choice of a basic mortgage valuation or a homebuyer's report. We can give the customers the names of suitable surveyors if they would like to arrange a full building survey. Commercial survey fees are negotiated, please ask us for details.

Market Value	Basic Valuation fee	Home Buyers Report (Including the Basic Valuation fee)
£100,001 to £150,000	£200	£450
£150,001 to £200,000	£225	£500
£200,001 to £300,000	£275	£600
£300,001 to £400,000	£350	£700
£400,001 to £500,000	£400	£800
£500,001 to £750,000	£600	£1,100
£750,001 to £1,000,000	£700	£1,500
£1,000,001 to £1,500,000	£1,000	£1,750
£1,500,001 to £2,000,000	£1,200	£2,250
£2,000,001 to £2,500,000	£1,500	£2,500
£2,500,001 to £3,000,000	£1,750	£3,000
£3,000,001 to £3,500,000	£2,200	On request
£3,500,001 to £4,000,000	£2,680	On request
£4,000,001 to £4,500,000	£3,100	On request
£4,500,001 to £5,000,000	£3,550	On request

Lending criteria for brokers

The property: Minimum property value of £150,000.

Age:

- Properties of any age are acceptable (subject to valuation).
- NHBC Certificate, Zurich Municipal, Premier Guarantee, Build Life Plans, LABC New Home, Build Zone Policy, HAPN, Castle 10 or Architect supervision required for properties aged under 10 years.

Construction:

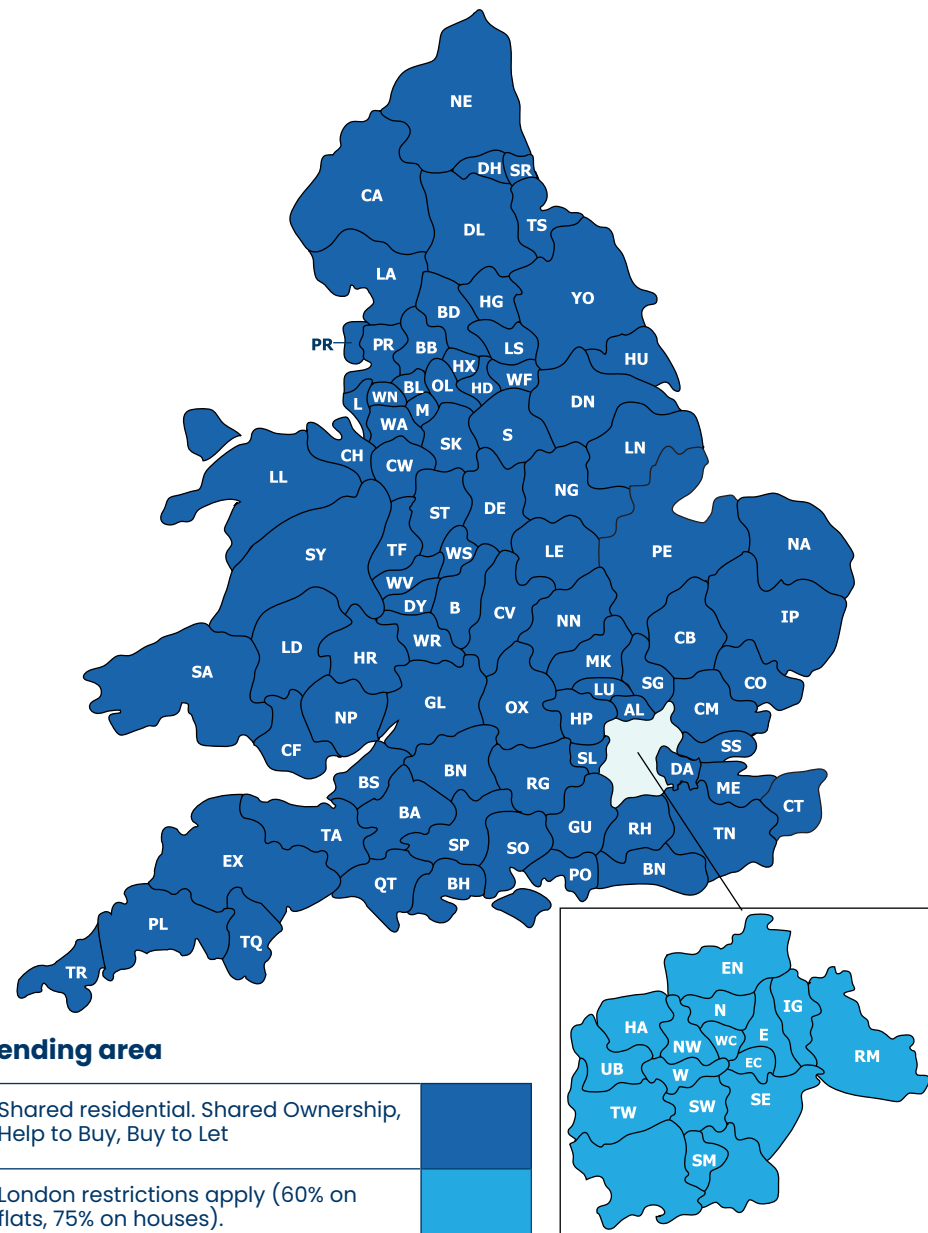
- All properties of conventional construction (i.e. brick and tile) are generally acceptable.
- Timber and concrete properties are not accepted.
- Self-build proposals will be accepted from customers who have the appropriate skills and assistance from qualified tradesmen.

Tenure:

- Freehold houses (including those under the Right to Buy scheme) are acceptable.
- Leasehold houses are acceptable with an unexpired lease of 55 years more than the mortgage term. The overall minimum term must be 85 years.
- Freehold flats, studio flats and maisonettes are not acceptable.
- Leasehold flats in blocks of more than 6 storeys are not acceptable. If the block in which the flat is located is attached to a block of more than 6 storeys we will not accept applications for this either.
- Leasehold flats above commercial premises must be referred to Newbury Building Society for initial approval.

Locality:

- The property must be located in England or Wales. In the following London postcodes flats are restricted to 60% loan to value and houses are restricted to 75% loan to value: CR, E, EC, EN, HA, IG, KT, N, NW, RM, SE, SM, SW, TW, UB, W, WC. For Holiday Lets the property must also be in a location that is suitable for holiday letting.
- For Self-build properties and HMO (House in multiple occupation) the property must be located in the following postcode area: AL, BA, BH, BN, BS, DT, EX, GL, GU, HA, HP, HR, KT, LU, MK, NN, OX, PO, RG, RH, SG, SL, SM, SN, SP, SO, TA, TW, UB, WD, WR, SM, SW, TW, UB, W, WC.





Get in touch on:

Head Office, 90 Bartholomew Street, Newbury, Berkshire RG14 5EE

Email: brokerenquiries@newbury.co.uk Call: 01635 918000

Visit: www.newbury.co.uk/intermediaries

Follow us on:

[linkedin.com/company/NBSIntermediary](https://www.linkedin.com/company/NBSIntermediary)

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