

# Residential products

Valid from 27th September 2024

Please note that [Foreign National](#) & [Returning Expat](#) products are shown separately.



Product code	Maximum loan to value*	Interest rate payable	Product features	Arrangement fees *	Cashback	Reverts to	Benefits
2 year fixed - Available for purchases and remortgages						6.95% (VMR less 1.50%)	<ul style="list-style-type: none"><li>• One basic free valuation.<ul style="list-style-type: none"><li>• Free legal fees for remortgages (standard legal fees only)</li></ul></li><li>• Extra payments of up to 10% allowed each year (min £500)</li><li>• All products are portable</li></ul>
MF119X	60%	4.73%	Fixed until 31/12/2026	£1,499	£300		
MF119Y	60%	4.85%	Fixed until 31/12/2026	£999	£300		
MF119Z	75%	4.83%	Fixed until 31/12/2026	£1,499	£300		
MF1201	75%	4.89%	Fixed until 31/12/2026	£999	£300		
MF1202	80%	5.02%	Fixed until 31/12/2026	£1,499	£300		
MF1203	85%	5.19%	Fixed until 31/12/2026	£999	£0		
MF1204	90%	5.46%	Fixed until 31/12/2026	£499	£0		
MF1205	95%	5.88%	Fixed until 31/12/2026	£0	£0		
3 year fixed - Available for purchases and remortgages							
MF1206	60%	4.79%	Fixed until 31/12/2027	£999	£300		
MF1207	75%	4.89%	Fixed until 31/12/2027	£999	£300		
MF1208	80%	4.99%	Fixed until 31/12/2027	£999	£300		
MF1209	90%	5.25%	Fixed until 31/12/2027	£499	£0		
MF120A	95%	5.59%	Fixed until 31/12/2027	£0	£0		
5 year fixed - Available for purchases and remortgages							
MF120B	60%	4.55%	Fixed until 31/12/2029	£1,999	£300		
MF120C	60%	4.65%	Fixed until 31/12/2029	£999	£300		
MF120D	75%	4.65%	Fixed until 31/12/2029	£1,999	£300		
MF120E	75%	4.75%	Fixed until 31/12/2029	£999	£300		
MF120F	80%	4.82%	Fixed until 31/12/2029	£1,499	£300		
MF120G	85%	4.95%	Fixed until 31/12/2029	£999	£0		
MF120H	90%	5.15%	Fixed until 31/12/2029	£499	£0		
MF120J	95%	5.49%	Fixed until 31/12/2029	£0	£0		

Our most recent product changes are highlighted in red

\*Arrangement fees can be added to the loan, subject to meeting lending policy (e.g. maximum LTV for newbuild lending, flats, capital raising, etc). Maximum LTV for each product is on a net basis (i.e.excluding any fees added to the loan).

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# Residential discount products



Valid from 6th August 2024

Product code	Maximum loan to value*	Interest rate payable	Product features	Arrangement fees *	Cashback	Reverts to	Benefits	Early repayment charges
2 Year Discount - Available for purchases and remortgages								
MD019U	75%	5.55%	2.90% discount off the variable mortgage rate for two years	£999	£300	6.95% (VMR less 1.50%)	<ul style="list-style-type: none"><li>• One basic free valuation.</li><li>• Free legal fees for remortgages (standard legal fees only)</li><li>• Extra payments of up to 10% allowed each year (min £500)</li><li>• All products are portable</li></ul>	2% early repayment charge during discounted period
MD019V	80%	5.70%	2.75% discount off the variable mortgage rate for two years	£999	£0			

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2 year fixed - Available for purchases and remortgages						6.95% (VMR less 1.50%)	<ul style="list-style-type: none"><li>• One basic free valuation.<ul style="list-style-type: none"><li>• Free legal fees for remortgages (standard legal fees only)</li></ul></li><li>• Extra payments of up to 10% allowed each year (min £500)</li><li>• All products are portable</li></ul>
MOF01H	75%	5.29%	Fixed until 31/12/2026	£1,499	£0		
MOF01J	80%	5.34%	Fixed until 31/12/2026	£1,499	£0		
MOF01K	85%	5.54%	Fixed until 31/12/2026	£999	£0		
MOF01L	90%	5.74%	Fixed until 31/12/2026	£999	£0		
MOF01M	90%	5.93%	Fixed until 31/12/2026	£0	£0		
5 year fixed - Available for purchases and remortgages							
MOF01N	75%	4.94%	Fixed until 31/12/2029	£1,499	£0		
MOF01P	80%	5.05%	Fixed until 31/12/2029	£1,499	£0		
MOF01Q	85%	5.15%	Fixed until 31/12/2029	£999	£0		
MOF01R	90%	5.35%	Fixed until 31/12/2029	£999	£0		
MOF01S	90%	5.45%	Fixed until 31/12/2029	£0	£0		

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2 year fixed - Available for purchases and remortgages						6.95% (VMR less 1.50%)	<ul style="list-style-type: none"><li>• One basic free valuation.</li><li>• Free legal fees for remortgages (standard legal fees only)</li><li>• Extra payments of up to 10% allowed each year (min £500)</li><li>• All products are portable</li></ul>
MEF01E	75%	5.29%	Fixed until 31/12/2026	£1,499	£0		
MEF01F	80%	5.34%	Fixed until 31/12/2026	£1,499	£0		
MEF01G	90%	5.93%	Fixed until 31/12/2026	£0	£0		
5 year fixed - Available for purchases and remortgages							
MEF01H	75%	4.94%	Fixed until 31/12/2029	£1,499	£0		
MEF01J	80%	5.05%	Fixed until 31/12/2029	£1,499	£0		
MEF01K	90%	5.45%	Fixed until 31/12/2029	£0	£0		

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\*Arrangement fees can be added to the loan, subject to meeting lending policy (e.g. maximum LTV for newbuild lending, flats, capital raising, etc). Maximum LTV for each product is on a net basis (i.e.excluding any fees added to the loan).

# Retirement interest only products



Valid from 20th September 2024

Product code	Maximum loan to value*	Interest rate payable	Product features	Arrangement fees *	Reverts to	Benefits
2 year fixed - Available for purchase and remortgages					6.95% (VMR less 1.50%)	<ul style="list-style-type: none"><li>• One basic free valuation</li><li>• Extra payments of up to 10% allowed each year (min £500)</li></ul>
MYF07B	60%	5.69%	Fixed until 31/12/2026	£999		
5 year fixed - Available for purchase and remortgages						
MYF07C	60%	5.39%	Fixed until 31/12/2029	£999		

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# Limited company buy-to-let products

Valid from 20th September 2024



Product code	Maximum loan to value*	Interest rate payable	Product features	Arrangement fees *	Reverts to	Benefits
2 year fixed - Available for purchases and remortgages					BTL VMR (7.95%)	<ul style="list-style-type: none"><li>• One basic free valuation</li><li>• Extra payments of up to 10% allowed each year (min £500)</li><li>• All products are portable</li></ul>
MBF53D	75%	5.50%	Fixed until 31/12/2026	£1,999		
MBF53E	75%	5.75%	Fixed until 31/12/2026	£999		
3 year fixed - Available for purchases and remortgages						
MBF53F	75%	5.39%	Fixed until 31/12/2027	£2,999		
MBF53G	75%	5.69%	Fixed until 31/12/2027	£999		
5 year fixed - Available for purchases and remortgages						
MBF53H	75%	5.05%	Fixed until 31/12/2029	£4,999		
MBF53J	75%	5.25%	Fixed until 31/12/2029	£2,999		
MBF53K	75%	5.44%	Fixed until 31/12/2029	£999		
2 year discount - Available for purchases and remortgages					BTL VMR (7.95%)	<ul style="list-style-type: none"><li>• One basic free valuation</li><li>• Extra payments of up to 10% allowed each year (min £500)</li><li>• All products are portable</li></ul>
MBD15U	75%	6.04%	<ul style="list-style-type: none"><li>• 1.91% discount off the variable mortgage rate for two years</li><li>• 2% early repayment charge during initial period</li></ul>	£1,999		

Our most recent product changes are highlighted in red

\*Arrangement fees can be added to the loan, subject to a maximum gross LTV of 75%.

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# Buy-to-let (non-company borrowers)

Valid from 20th September 2024

Product code	Maximum loan to value*	Interest rate payable	Product features	Arrangement fees *	Cashback	Reverts to	Benefits
2 year fixed - Available for purchases and remortgages						BTL VMR (7.95%)	<ul style="list-style-type: none"> <li>• One basic free valuation</li> <li>• Free legal fees for remortgages (standard legal fees only)</li> <li>• Extra payments of up to 10% allowed each year (min £500)</li> <li>• All products are portable</li> </ul>
MBF536	75%	5.25%	Fixed until 31/12/2026	£1,999	£300		
MBF537	75%	5.55%	Fixed until 31/12/2026	£999	£300		
3 year fixed - Available for purchases and remortgages							
MBF538	75%	5.09%	Fixed until 31/12/2027	£2,999	£300		
MBF539	75%	5.43%	Fixed until 31/12/2027	£999	£300		
5 year fixed - Available for purchases and remortgages							
MBF53A	75%	4.75%	Fixed until 31/12/2029	£2,999	£300		
MBF53B	75%	4.85%	Fixed until 31/12/2029	£1,999	£300		
MBF53C	75%	4.95%	Fixed until 31/12/2029	£999	£300		
2 year discount - Available for purchases and remortgages							
MBD15T	75%	5.61%	<ul style="list-style-type: none"> <li>• 2.34% discount off the variable mortgage rate for two years</li> <li>• 2% early repayment charge during initial period</li> </ul>	£1,499	£0		

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\*Arrangement fees can be added to the loan, subject to a maximum gross LTV of 75%.

# Key criteria

Valid from 31st May 2024

## Stress Rates

### Residential:

- **6.34%** for five-year products or like-for-like remortgages
- **8.20%** for all other applications

### Standard BTL:

- **145%** ICR at **5.86%** for five-year products or like-for-like remortgages
- **145%** ICR at **7.86%** for all other applications

### Ltd Co BTL:

- **125%** ICR at **6.29%** for five-year products or like-for-like remortgages
- **125%** ICR at **8.29%** for all other applications

## Maximum Loan

### Residential:

- Up to 75% - £1.5m
- Up to 80% - £1m
- Up to 90% - £750k
- Up to 95% - £500k

### BTL and Ltd Co BTL:

- £750k

### RIO:

- £500K

## Minimum Loan

- £30k

## Early repayment charge

Duration	Year 1	Year 2	Year 3	Year 4	Year 5
2 Year	2%	1%			
3 Year	3%	2%	1%		
5 Year	5%	4%	3%	2%	1%
Discount	2%	2%			



## Procurement Fee

### Residential and BTL

- 0.40% of the amount borrowed (Minimum £200)

### Limited company BTL

- 0.55% of the amount borrowed (Minimum £200)

### RIO and foreign nationals/returning expats

- 0.50% of the amount borrowed (Minimum £200)

(Procurement fees are paid within ten days of the mortgage completing)

## Examples of acceptable repayment vehicles for residential interest-only lending

- Sale of Mortgage Property: Maximum 60% LTV, minimum equity requirement £200k or £300k in London and the South East.
- Please find the [Link](#) to the accepted London and South East Postcodes
- For part repayment and part interest only, 80% LTV allowable using more than one repayment vehicle.
- Endowment
- 25% of the projected total value of a defined contribution pension plan
- Equity ISA
- Sale of investment property or second home, unless occupied by a family member and then not acceptable. Must be owned in applicant/s name only
- We will accept sale of an investment property or second home in England and Wales, provided the equity in the property is currently sufficient enough to cover the amount being borrowed.
- Where a shortfall is identified, this element must be on either a capital and interest repayment basis, or the shortfall made up by means of increasing the deposit.
- **It is your client's responsibility to ensure they have sufficient capital to repay the mortgage at the end of the term.**