



New business rate card

15th November 2024

Nottingham
Building Society

Residential: 2-year fixed

Valid from 15th November 2024



Product code	Max loan to value	Initial interest rate	Product duration	Arrangement fees*	Cashback	Reverts to	Benefits
2 year fixed - available for purchases and remortgages							
MF122N	60%	5.09%	Fixed until 28/02/2027	£1,499	£300	6.70% (VMR less 1.50%)	<ul style="list-style-type: none"> • One basic free valuation • Free legal fees for remortgages (standard legal fees only) • Extra payments of up to 10% allowed each year (min £500) • All products are portable
MF1237	60%	5.19%	Fixed until 28/02/2027	£999	£300		
MF122P	75%	5.19%	Fixed until 28/02/2027	£1,499	£300		
MF1238	75%	5.29%	Fixed until 28/02/2027	£999	£300		
MF122Q	80%	5.39%	Fixed until 28/02/2027	£1499	£300		
MF122R	85%	5.59%	Fixed until 28/02/2027	£999	£0		
MF122S	90%	5.89%	Fixed until 28/02/2027	£499	£0		
MF122T	95%	6.20%	Fixed until 28/02/2027	£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).

Residential: 3-year fixed

Valid from 15th November 2024



Product code	Max loan to value	Initial interest rate	Product duration	Arrangement fees*	Cashback	Reverts to	Benefits
3 year fixed - available for purchases and remortgages							
MF1239	60%	5.09%	Fixed until 29/02/2028	£999	£300	6.70% (VMR less 1.50%)	<ul style="list-style-type: none"> • One basic free valuation • Free legal fees for remortgages (standard legal fees only) • Extra payments of up to 10% allowed each year (min £500) • All products are portable
MF123A	75%	5.19%	Fixed until 29/02/2028	£999	£300		
MF123B	80%	5.39%	Fixed until 29/02/2028	£999	£300		
MF123C	90%	5.75%	Fixed until 29/02/2028	£499	£0		
MF123D	95%	6.05%	Fixed until 29/02/2028	£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).

Residential: 5-year fixed

Valid from 15th November 2024



Product code	Max loan to value	Initial interest rate	Product duration	Arrangement fees*	Cashback	Reverts to	Benefits
5 year fixed - available for purchases and remortgages							
MF122U	60%	4.95%	Fixed until 28/02/2030	£1,999	£300	6.70% (VMR less 1.50%)	<ul style="list-style-type: none"> • One basic free valuation • Free legal fees for remortgages (standard legal fees only) • Extra payments of up to 10% allowed each year (min £500) • All products are portable
MF123E	60%	5.05%	Fixed until 28/02/2030	£999	£300		
MF122V	75%	5.05%	Fixed until 28/02/2030	£1,999	£300		
MF123F	75%	5.15%	Fixed until 28/02/2030	£999	£300		
MF122W	80%	5.25%	Fixed until 28/02/2030	£1,499	£300		
MF122X	85%	5.39%	Fixed until 28/02/2030	£999	£0		
MF122Y	90%	5.59%	Fixed until 28/02/2030	£499	£0		
MF122Z	95%	5.95%	Fixed until 28/02/2030	£0	£0		

Residential discount

Valid from 15th November 2024



Product code	Max loan to value	Initial interest rate	Product duration	Arrangement fees*	Cashback	Reverts to	Benefits	Early repayment charges
2 year discount - available for purchases and remortgages							<ul style="list-style-type: none"> • One basic free valuation • Free legal fees for remortgages (standard legal fees only) • Extra payments of up to 10% allowed each year (min £500) • All products are portable 	2% early repayment charge during discounted period
MD0201	75%	5.55%	2.65% discount off the variable mortgage rate for two years	£999	£300	6.70% (VMR less 1.50%)		
MD0202	80%	5.70%	2.50% discount off the variable mortgage rate for two years	£999	£0			

New business rate card

Foreign national

Valid from 12th November 2024

Nottingham
Building Society

Product code	Max loan to value	Initial interest rate	Product duration	Arrangement fees*	Cashback	Reverts to	Benefits
2 year fixed - available for purchases and remortgages						6.70% (VMR less 1.50%)	<ul style="list-style-type: none"> • One basic free valuation • Free legal fees for remortgages (standard legal fees only) • Extra payments of up to 10% allowed each year (min £500) • All products are portable
MOF028	80%	5.55%	Fixed until 28/02/2027	£1,499	£0		
MOF029	85%	5.79%	Fixed until 28/02/2027	£999	£0		
MOF02A	90%	5.95%	Fixed until 28/02/2027	£999	£0		
MOF02B	90%	6.10%	Fixed until 28/02/2027	£0	£0		
5 year fixed - available for purchases and remortgages							
MOF02C	80%	5.35%	Fixed until 28/02/2030	£1,499	£0		
MOF02D	85%	5.50%	Fixed until 28/02/2030	£999	£0		
MOF02E	90%	5.70%	Fixed until 28/02/2030	£999	£0		
MOF02F	90%	5.80%	Fixed until 28/02/2030	£0	£0		

Returning expat

Valid from 12th November 2024



Product code	Max loan to value	Initial interest rate	Product duration	Arrangement fees*	Cashback	Reverts to	Benefits
2 year fixed - available for purchases and remortgages						6.70% (VMR less 1.50%)	<ul style="list-style-type: none"> • One basic free valuation • Free legal fees for remortgages (standard legal fees only) • Extra payments of up to 10% allowed each year (min £500) • All products are portable
MEF01T	80%	5.55%	Fixed until 28/02/2027	£1,499	£0		
MEF01U	90%	6.10%	Fixed until 28/02/2027	£0	£0		
5 year fixed - available for purchases and remortgages							
MEF01V	80%	5.35%	Fixed until 28/02/2030	£1,499	£0		
MEF01W	90%	5.80%	Fixed until 28/02/2030	£0	£0		

Retirement interest-only

Valid from 15th November 2024



Product code	Max loan to value	Initial interest rate	Product duration	Arrangement fees*	Reverts to	Benefits
2 year fixed - available for purchases and remortgages					£999	<ul style="list-style-type: none"> • One basic free valuation • Extra payments of up to 10% allowed each year (min £500)
MYF07M	60%	5.69%	Fixed until 28/02/2027			
5 year fixed - available for purchases and remortgages					6.70% (VMR less 1.50%)	
MYF07N	60%	5.39%	Fixed until 28/02/2030	£999		

Limited company buy-to-let

Valid from 15th November 2024



Product code	Max loan to value	Initial interest rate	Product duration	Arrangement fees*	Reverts to	Benefits
2 year fixed - available for purchases and remortgages					BTL VMR (7.70%)	<ul style="list-style-type: none"> • One basic free valuation • Extra payments of up to 10% allowed each year (min £500) • All products are portable
MBF553	75%	5.50%	Fixed until 28/02/2027	£1,999		
MBF554	75%	5.75%	Fixed until 28/02/2027	£999		
3 year fixed - available for purchases and remortgages						
MBF555	75%	5.39%	Fixed until 29/02/2028	£2,999		
MBF556	75%	5.69%	Fixed until 29/02/2028	£999		
5 year fixed - available for purchases and remortgages						
MBF557	75%	5.19%	Fixed until 28/02/2030	£4,999		
MBF558	75%	5.39%	Fixed until 28/02/2030	£2,999		
MBF559	75%	5.59%	Fixed until 28/02/2030	£999		
2 year discount - available for purchases and remortgages						
MBD15X	75%	6.04%	<ul style="list-style-type: none"> • 1.66% discount off the BTL variable mortgage rate for two years • 2% early repayment charge during initial period 	£1,999		

Buy-to-let (non-company borrowers)

Valid from 15th November 2024



Product code	Max loan to value	Initial interest rate	Product duration	Arrangement fees*	Cashback	Reverts to	Benefits
2 year fixed - available for purchases and remortgages						BTL VMR (7.70%)	<ul style="list-style-type: none"> • One basic free valuation • Free legal fees for remortgages (standard legal fees only) • Extra payments of up to 10% allowed each year (min £500) • All products are portable
MBF54W	75%	5.75%	Fixed until 28/02/2027	£999	£300		
5 year fixed - available for purchases and remortgages							
MBF54X	75%	4.99%	Fixed until 28/02/2030	£2,999	£300		
MBF54Y	75%	5.20%	Fixed until 28/02/2030	£999	£300		
2 year discount - available for purchases and remortgages							
MBD15W	75%	5.61%	<ul style="list-style-type: none"> • 2.09% discount off the BTL VMR for two years • 2% early repayment charge during initial period 	£1,499	£0		



Stress rates

Residential:

- 6.20% 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 and minimum loan

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

Procuration 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)

(Procuration fees are paid within 10 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 Southeast.
- Please find the [link](#) to the accepted London and Southeast 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 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.

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%			