

Intermediary Product Guide

Powering Life

impact
Specialist Finance
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dudley
your Building Society



Powering Life

Unique Selling Points

- Specialist underwriters
- Broker hotline: 01384 489195
- Manual underwriting
- Decisions are not made on credit score
- Dedicated BDM team
- Products up to £2.5 million
- No upper age limit
- Guarantor mortgages (Max 75% LTV)
- Self-employed with 1 years accounts (Max 75% LTV)
- Listed buildings (Grade 1, Grade 2, Grade 2* considered (Max term of 20 years for Grade 1 and 25 years for Grade 2 and 2*))
- Up to 80% LTV on second homes (occupational)
- Self-Build
- Holiday Let
- BTL
- Up to 4 applicants on a mortgage
- A flat with more than 5 storeys if built in or after year 2000
- Expat BTL and Residential
- Joint mortgage, sole proprietor considered
- Right to buy up to 100% of the discounted purchase price
- Shared ownership (Max LTV – 90% of the share) must be able to staircase up to 100%



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Unique Selling Points

Our Product Range



Core: Fixed

Code	Product	Current Rate	Min/Max ADV	APRC	Max LTV	Purchase or Remortgage	Early Repayment Charge (ERC) Overpayment Charge (OC)	Fees/Incentives/ Notes
10086	3.64% Three Year Fixed Rate	3.64%	£25,000 – £1,000,000	4.9%	85% (including arrangement fee)	Available for purchase only	ERC: 3% of Current Balance for first 3 years OC: Can repay 10% of advance amount in each of first 3 years without penalty	£499 Arrangement fee
10087	3.64% Three Year Fixed Rate	3.64%	£25,000 – £1,000,000	4.9%	85% (including arrangement fee)	Available for remortgage only	ERC: 3% of Current Balance for first 3 years OC: Can repay 10% of advance amount in each of first 3 years without penalty	£499 Arrangement fee Free valuation and fee assisted legals
10095	3.79% Two Year Fixed Energy Efficient Remortgage	3.79%	£150,000 – £1,000,000	5.0%	80% (including arrangement fee)	Available for remortgage only	ERC: 3% of Current Balance for first 2 years OC: Can repay 10% of advance amount in each of first 2 years without penalty	Cash Back of £950 Free valuation and fee assisted legals Cash back funds must be used to upgrade the EPC rating of the property to a minimum of B.
10105	3.45% Five Year Fixed Rate	3.45%	£25,000 – £1,000,000 (£350,000 maximum for cases 90%+)	4.6%	95% (including arrangement fee)	Purchase & Remortgage	ERC: 3% of Current Balance for first 5 years OC: Can repay 10% of advance amount in each of first 5 years without penalty	£499 Arrangement fee Free valuation
10107	3.34% Five Year Fixed Large Loan	3.34%	£1,000,000 – £2,500,000	4.6%	80% for loans between £1.0m – £1.5m (including arrangement fee) 70% for loans between £1.51m – £2.5m (including arrangement fee)	Purchase & Remortgage	ERC: 3% of Current Balance for the first 2 years and 1% of the current balance for the remaining 3 years OC: Can repay 10% of advance amount in each of first 5 years without penalty	£499 Arrangement fee
10108	3.39% Two Year Fixed Rate	3.39%	£25,000 – £1,000,000	4.9%	90% (including arrangement fee)	Purchase & Remortgage	ERC: 3% of Current Balance for first year and 1% for the remaining year OC: Can repay 10% of advance amount in each of first 2 years without penalty	£499 Arrangement fee



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Our Product Range

Core Products



Core: Discount

Code	Product	Current Rate	Min/Max ADV	APRC	Max LTV	Purchase or Remortgage	Early Repayment Charge (ERC) Overpayment Charge (OC)	Fees/Incentives/ Notes
13135	1.60% Two Year Discount	3.39%	£25,000 – £1,000,000	4.8%	85%	Purchase & Remortgage	ERC: 3% of Current Balance for first 2 years OC: Can repay 10% of advance amount in each of first 2 years without penalty	£499 Arrangement fee
13136	1.50% Discount for Term	3.49%	£25,000 – £1,000,000	3.6%	90%	Purchase & Remortgage	ERC: 3% of Current Balance for first 3 years OC: Can repay 10% of advance amount in each of first 3 years without penalty	N/A

Core: Interest Only / Part and Part

Code	Product	Current Rate	Min/Max ADV	APRC	Max LTV	Purchase or Remortgage	Early Repayment Charge (ERC) Overpayment Charge (OC)	Fees/Incentives/ Notes
13138	1.35% Discount for Term Interest Only	3.64%	£25,000 – £1,000,000	3.8%	75% (including arrangement fee)	Purchase & Remortgage	ERC: 3% of Current Balance for first 3 years OC: Can repay 10% of advance amount in each of first 3 years without penalty	£499 Arrangement fee
13139	1.35% Discount for Term Part and Part	3.64%	£25,000 – £1,000,000	3.8%	85% (including arrangement fee)	Purchase & Remortgage	ERC: 3% of Current Balance for first 3 years OC: Can repay 10% of advance amount in each of first 3 years without penalty	£999 Arrangement Fee



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Our Product Range

Core Products



Core: Shared Ownership

Code	Product	Current Rate	Min/Max ADV	APRC	Max LTV	Purchase or Remortgage	Early Repayment Charge (ERC) Overpayment Charge (OC)	Fees/Incentives/ Notes
13055	1.00% Discount for Term Shared Ownership	3.99%	£25,000 – £250,000	4.1%	90% of share	Purchase & Remortgage	ERC: 3% of Current Balance for first 3 years OC: Can repay 10% of advance amount in each of first 3 years without penalty	N/A

Core: Right To Buy

Code	Product	Current Rate	Min/Max ADV	APRC	Max LTV	Purchase or Remortgage	Early Repayment Charge (ERC) Overpayment Charge (OC)	Fees/Incentives/ Notes
13137	1.20% Discount for Term Right to Buy	3.79%	£25,000 – £500,000	3.9%	100% of the discounted purchase price, 85% value	Purchase & Remortgage	ERC: 2% of Current Balance for first 2 years OC: Can repay 10% of advance amount in each of first 2 years without penalty	£400 cash back



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Our Product Range

Core Products



Specialist: Self-Build

Code	Product	Current Rate	Min/Max ADV	APRC	Max LTV	Purchase or Remortgage	Early Repayment Charge (ERC) Overpayment Charge (OC)	Fees/Incentives/ Notes
13127	0.75% Self Build Discount for Term – Advance	4.74%	£100,000 – £1,000,000	5.0%	75% at End Value, 80% at Land Value (including arrangement fee)	Purchase & Remortgage	ERC: 3% of Current Balance for first 2 years OC: Can repay 10% of advance amount in each of first 2 years without penalty	£1,000 Arrangement Fee
13128	1.00% Self-Build Discount for Term – Arrears	4.49%	£100,000 – £1,000,000	4.7%	75% at End Value, 80% at Land Value (including arrangement fee)	Purchase & Remortgage	ERC: 3% of Current Balance for first 2 years OC: Can repay 10% of advance amount in each of first 2 years without penalty	£1,000 Arrangement Fee
13109	1.15% Eco Self-Build Discount for Term – Advance	4.34%	£100,000 – £500,000	4.6%	75% at End Value, 80% at Land Value (including arrangement fee)	Purchase & Remortgage	ERC: 3% of Current Balance for first 2 years OC: Can repay 10% of advance amount in each of first 2 years without penalty	£1,000 Arrangement Fee
13110	1.40% Eco Self-Build Discount for Term – Arrears	4.09%	£100,000 – £500,000	4.3%	75% at End Value, 80% at Land Value (including arrangement fee)	Purchase & Remortgage	ERC: 3% of Current Balance for first 2 years OC: Can repay 10% of advance amount in each of first 2 years without penalty	£1,000 Arrangement Fee

Specialist: Holiday Let

Code	Product	Current Rate	Min/Max ADV	APRC	Max LTV	Purchase or Remortgage	Early Repayment Charge (ERC) Overpayment Charge (OC)	Fees/Incentives/ Notes
25066	1.75% Discount for Term Holiday Let	3.74%	£25,000 – £1,000,000	3.9%	70%	Purchase & Remortgage	ERC: 1% of Current Balance for first year and 0.5% for the remaining year OC: Can repay 20% of advance amount in each of first 2 years without penalty	£750 Arrangement fee



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Our Product Range

Specialist Products



Specialist: Ex Pat

Code	Product	Current Rate	Min/Max ADV	APRC	Max LTV	Purchase or Remortgage	Early Repayment Charge (ERC) Overpayment Charge (OC)	Fees/Incentives/ Notes
10109	3.89% Two Year Fixed Rate Ex-Pat	3.89%	£25,000 – £1,500,000	5%	80% (Including arrangement fee)	Purchase & Remortgage	ERC: 3% of current balance for first year and 1% for the remaining year OC: Can repay 10% of advance amount in each of first 2 years without penalty	£750 Arrangement Fee
10110	3.89% Five Year Fixed Rate Ex Pat	3.89%	£25,000 – £1,500,000	4.8%	80% (Including arrangement fee)	Purchase & Remortgage	ERC: 3% of current balance for first 2 years and 1% for the remaining 3 years OC: Can repay 10% of advance amount in each of first 5 years without penalty	£750 Arrangement Fee
13141	1.10% Discount for Term Ex Pat	3.89%	£25,000 – £1,500,000	4.1%	75% (Including arrangement fee)	Purchase & Remortgage	ERC: 1% of current balance for first year and 0.5% for the remaining two years – fee waived if return to UK within ERC period OC: Can repay 10% of advance amount in each of first 3 years without penalty	£750 Arrangement Fee
25063	1.60% Discount for Term Ex Pat BTL	3.89%	£25,000 – £1,000,000	4.1%	70% (Including arrangement fee)	Purchase & Remortgage	ERC: 3% of current balance for first 3 years – fee waived if return to UK within ERC period OC: Can repay 10% of advance amount in each of first 3 years without penalty	£750 Arrangement Fee
25067	1.60% Discount for Term Ex Pat Holiday Let	3.89%	£25,000 – £1,000,000	4.1%	70% (Including arrangement fee)	Purchase & Remortgage	ERC: 1% of current balance for first year and 0.5% for the remaining year – fee waived if return to UK within ERC period OC: Can repay 20% of advance amount in each of first 2 years without penalty	£750 Arrangement Fee

Specialist: Buy to Let

Code	Product	Current Rate	Min/Max ADV	APRC	Max LTV	Purchase or Remortgage	Early Repayment Charge (ERC) Overpayment Charge (OC)	Fees/Incentives/ Notes
25060	Two Year Fixed Rate BTL	3.69%	£25,000 – £1,000,000	5.4%	70% (including arrangement fee)	Purchase & Remortgage	ERC: 3% of current balance for first 2 years OC: Can repay 10% of advance amount in each of first 2 years without penalty	£750 Arrangement fee
25059	3.79% Three Year Fixed Rate Energy Efficient BTL Remortgage	3.79%	£175,000 – £1,000,000	5.3%	70%	Available for remortgage only	ERC: 3% of current balance for first 3 years OC: Can repay 10% of advance amount in each of first 3 years without penalty	Cash Back of £950 Cash back funds must be used to upgrade the EPC rating of the property to a minimum of C



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Our Product Range

Specialist Products



Further Advance: Residential

Code	Product	Current Rate	Min/Max ADV	APRC	Max LTV	Purchase or Remortgage	Early Repayment Charge (ERC) Overpayment Charge (OC)	Fees/Incentives/ Notes
10092	2.99% Three Year Fixed Rate Further Advance	2.99%	£5,000 - £1,000,000	6.8%	80% (Including Arrangement Fee)	Further Advances only	ERC: 1% of the current balance for the first 3 years OC: Can repay 10% of advance amount in each of first 3 years without penalty	£399 Arrangement Fee
13124	2.10% Two Year Discount Further Advance	2.89%	£5,000 - £1,000,000	4.8%	80%	Further Advances only	ERC: 1% of the current balance for the first 2 years OC: Can repay 10% of advance amount in each of first 2 years without penalty	N/A
13126	2.10% Two Year Discount Energy Efficient Further Advance	2.89%	£5,000 - £100,000	4.8%	70%	Further Advances only	ERC: 1% of the current balance for the first 2 years OC: Can repay 10% of advance amount in each of first 2 years without penalty	Cash back of 0.50% of the loan amount Examples of accepted home improvements includes: insulation, double glazing, solar panels, window improvements and boiler upgrades
19006F	Variable for Term Further Advance	4.99%	£5,000 - £1,000,000	5.3%	90% (based on total borrowing with the Society)	Further Advances only	ERC: 1% of the current balance for the first 3 years OC: Can repay 10% of advance amount in each of first 3 years without penalty	N/A

Further Advance: Ex Pat

Code	Product	Current Rate	Min/Max ADV	APRC	Max LTV	Purchase or Remortgage	Early Repayment Charge (ERC) Overpayment Charge (OC)	Fees/Incentives/ Notes
13133	1.10% Discount for Term Ex pat Further Advance	3.89%	£5,000 - £1,000,000	4.2%	75%	Ex Pat Further Advances Only	ERC: 1% of current balance for first 3 years - waived if return to UK within ERC period OC: Can repay 10% of advance amount in each of first 3 years without penalty	N/A
25065	1.60% Discount for Term Ex Pat BTL Further Advance	3.89%	£5,000 - £1,000,000	4.2%	70%	Ex Pat Buy to Let Further Advances Only	ERC: 1% of current balance for first 3 years - waived if return to UK within ERC period OC: Can repay 10% of advance amount in each of first 3 years without penalty	N/A



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Our Product Range

Further Advance Products



Further Advance: Buy to Let

Code	Product	Current Rate	Min/Max ADV	APRC	Max LTV	Purchase or Remortgage	Early Repayment Charge (ERC) Overpayment Charge (OC)	Fees/Incentives/ Notes
25057	2.25% BTL Discount for Term Further Advance	3.24%	£5,000 – £1,000,000	3.5%	70%	Buy to Let Further Advance Only	ERC: 1% of current balance for first 3 years OC: Can repay 10% of advanced amount in each of first 3 years without penalty	N/A

Further Advance: Holiday Let

Code	Product	Current Rate	Min/Max ADV	APRC	Max LTV	Purchase or Remortgage	Early Repayment Charge (ERC) Overpayment Charge (OC)	Fees/Incentives/ Notes
25066	1.75% Discount for Term Holiday Let Further Advance	3.74%	£25,000 – £1,000,000	3.9%	70% (Including Arrangement Fee)	Purchase & Remortgage	ERC: 1% of current balance for first year and 0.5% for the remaining OC: Can repay 20% of advanced amount in each of first 2 years without penalty	£750 Arrangement Fee

Further Advance: Shared Ownership

Code	Product	Current Rate	Min/Max ADV	APRC	Max LTV	Purchase or Remortgage	Early Repayment Charge (ERC) Overpayment Charge (OC)	Fees/Incentives/ Notes
13092F	1.00% Shared Ownership Discount for Term Further Advance	3.99%	£5,000 – £1,000,000	4.4%	85% of share owned (based on total borrowing with the Society)	Shared Ownership Further Advances Only	ERC: 1% of current balance for first 3 years OC: Can repay 10% of advanced amount in each of first 3 years without penalty	N/A

Further Advance: Right to Buy

Code	Product	Current Rate	Min/Max ADV	APRC	Max LTV	Purchase or Remortgage	Early Repayment Charge (ERC) Overpayment Charge (OC)	Fees/Incentives/ Notes
13140	1.20% Discount for Term Right-to-Buy Further Advance	3.79%	£5,000 – £500,000	4.1%	100% of the Discounted Purchase Price, 85% value	Right to Buy Further Advances Only	ERC: 1% of current balance for first 2 years OC: Can repay 10% of advanced amount in each of first 2 years without penalty	N/A



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Our Product Range

Further Advance Products



Representative example



A mortgage of **£207,583.00** payable over **22** years on our discounted rate at **1.15%** below the Society's Residential Standard Variable rate of **4.99%** (variable) for the mortgage term of **22** years would require **264** monthly payments of **£1,165.83** plus one initial payment of **£675.16**.

The total amount payable would be **£311,135.11** made up of the loan amount plus interest (**£100,871.28**) and Arrangement Fee (**£2,075.83**), Valuation fee (**£330**), CHAPS fee (**£25**), Application Fee (**£125**) and Discharge fee (**£125**).

The overall cost for comparison is **4.1%** APRC representative.



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[Representative Example](#)



Minimum packaging requirements

The minimum packaging requirements for all cases:

- Fully completed Application Form on DPR
- Signed Mortgage Application Declaration/Fee Declaration
- Two forms of ID for each applicant, one confirming name and one confirming address
- Fully completed Direct Debit Mandate
- Most recent bank statement for all personal current accounts held (only 1 month required)
- Latest savings statement only required for proof of deposit/ rental voids
- 3 months bank statements for all business current accounts held for self-employed borrowers
- Latest P60 & last three consecutive months payslips
- Last 3 years company accounts or SA302's (1 year if the self-employed product is selected)
- Valuation Fee (including £125 application fee). Please refer to Valuation Fee Scale

Underwriters may request additional statements if required.

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[Minimum Packaging Requirements](#)

Ad-hoc packaging requirements

- If applicant has any other properties whatsoever, mortgaged or unencumbered (BTL/resi/holiday home) – **completed Property Schedule is required.**
- **Proof of retirement income is required** when applicant is within 10 years of desired retirement age at the time of application.
- **Proof of rental payment covering 12 months where applicable.** Bank statements are required where Tenancy is not via a Professional Letting Agent or Private Landlord's reference. A reference alone is acceptable where Tenancy is managed by Letting Agent.
- **Proof of mortgage payments,** covering 12 months, where applicable.
- Proof of Deposit.
- **Three Year's Proof of Residency** if applicant not on Voters Roll.
- LMS declaration form.
- **Consent to Mortgage form** is required when there will be any persons residing in the property on completion age 17 or over.
- BTL Supplementary Declaration
- Memorandum of Sale of Housing Association for all Shared Ownership cases.
- Right to Buy Notice from Council for all Right to Buy cases.

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[Ad-hoc Packaging Requirements](#)
