



www.thehanley.co.uk

3 Year Discount Re-Mortgage Only 4.19%

Initial Pay Rate for 3 years which represents a 1.00% discount
off our Standard Variable Rate

Followed by the Society's Standard Variable Rate
for the remaining term currently **5.19%**

Including Free Legals* and Free Valuation**

The overall cost for comparison is **5.2% APR[^]**

This product is subject to the following

- Re-mortgage Legal Fees - There will be no legal fees payable where the Society's re-mortgage scheme is used up to a maximum of £250, subject to there being no additional legal work involved, for example, the postponement of a second mortgage, transfer of equity or additional leasehold work. Where the loan exceeds £250,000 then you will be responsible for any additional legal fees incurred. Applicants may choose to use their own solicitors, but will be responsible for all costs.*
- One free standard valuation per customer for properties up to £250,000**
- A £150 booking fee is payable on application and is non refundable
- £400 Arrangement Fee (which may be added to the loan as long as the LTV including the fee does not exceed the maximum for the product)
- This product has a collar and as such the variable rate of interest will not drop below 2.00%
- Minimum Age 18 years
- Maximum Age 65 years on redemption
- Minimum Loan size £30,000
- Maximum Loan £250,000
- Minimum House Purchase Price
- Offer available for applications through approved Hanley Intermediaries only
- Loan to Value Limits - Loan based on purchase price or valuation, whichever is the lower
House Purchase - NA Re-Mortgage - 90%
Re-Mortgage including Capital Raising - NA Re-Mortgage including Home Improvements - NA
- One capital payment of up to 10% of the mortgage balance is permitted each year for the first 3 years. Any additional capital payments during this period will attract a penalty calculated on the amount of the additional capital payment
- Higher Lending Charge will be paid by The Society
- Private insurance subject to £25 administration fee
- Product only available to applicants who meet the Society's lending criteria
- Only available on properties in England and Wales
- All loans subject to status and valuation
- The APR will depend upon your circumstances. Ask for a personalised illustration[^]
- Your mortgage must complete by 31st December 2011
- The Society will pay a Procuration fee of 0.35% of the loan value on completion of this mortgage to the Intermediary
- This mortgage can only be taken out on a repayment basis
- A copy of your clients Credit Report from Experian or Equifax must be submitted on application. Failure to do so will result in a delay.

Early Repayment Charges

If this mortgage is repaid in full during the first 3 years an early repayment charge will apply.
This will be 2% of the balance repaid during this period.

Example - The maximum early repayment charge you could pay is £3,000 based on £150,000

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

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Authorised and Regulated by the Financial Services Authority