



# Bath Building Society

Product Name	The overall cost for comparison is:	Rate Structure based on our current Standard Variable Rate	Daily / Annual	Variable/ Fixed	Availability	Fees	Early Repayment Charge	Portability
Buy For Uni Standard Variable Rate 2 Year Tie in UAV005	5.5% APR	5.10% for the life of the mortgage	Annual	Variable	Purchase 100% LTV (Subject to conditions) Minimum loan £30,000 Minimum Property Value £60,000	Arrangement Fee 0.5% of advance – minimum £599 Administration Fee £100 (non-refundable) Valuation Fee (scale) Collateral Valuation Fee £75 Telegraphic Transfer Fee £25	During the first 2 years – 5% year 1, 4% year 2, of the capital repayment plus closing administration fee, currently £150. Overpayments during the first 2 years will be subject to a proportion of this charge.	No
Buy For Uni Standard Variable Rate 3 Year Tie in UAV006	5.5% APR	5.10% for the life of the mortgage					During the first 3 years – 5% year 1, 4% year 2, 3%, year 3, of the capital repayment plus closing administration fee, currently £150. Overpayments during the first 3 years will be subject to a proportion of this charge.	
Buy For Uni Standard Variable Rate 4 Year Tie in UAV007	5.5% APR	5.10% for the life of the mortgage					During the first 4 years – 5% year 1, 4% year 2, 3%, years 3 & 4, of the capital repayment plus closing administration fee, currently £150. Overpayments during the first 3 years will be subject to a proportion of this charge.	
Buy For Uni Standard Variable Rate 5 Year Tie in UAV008	5.5% APR	5.10% for the life of the mortgage					During the first 5 years – 5% year 1, 4% year 2, 3%, years 3, 4 & 5 of the capital repayment plus closing administration fee, currently £150. Overpayments during the first 5 years will be subject to a proportion of this charge.	

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LTV is the loan amount as a percentage of the value of the security

**We have no current plans to withdraw these products but they may be withdrawn without notice. Ask for a personalised Illustration.**



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## Lending Criteria and Information

**Loan Size** Minimum £30,000 Maximum £300,000

**Property** Minimum Property Value £60,000

**Term** Minimum 5 Years Maximum 40 Years

**Loan to Value** Up to 100%, to include fees where added available subject to conditions, see underwriting below.

**Age** Minimum 18, no maximum subject to income in retirement.

**Underwriting** Mortgage can be in the name of the parent and the student, or of the student on their own. Mortgages in the name of the student will require a guarantee from a parent. Property must be within 10 mile radius of the university attended. Evidence will be required of university place. For loans greater than 75% loan to value, additional security will be required in the form of a charge over the parental property. This means that you may find it more difficult to raise capital against the equity in your home and in the event of default, your home may be at risk. Maximum total of charges over additional security must not exceed 70% of its' value.  
Tenancies must be on an Assured Shorthold or Licence basis for no more than 12 months (renewable) and no more than 4 tenants. We take a flexible approach to underwriting and will consider each application on its merits.  
We do not credit score.  
The actual rate and APR for your case will depend upon your circumstances and our assessment of the risk.

**Rental/Income Requirements** Combination of rent and parental income can be considered.  
Rent to cover 125% of interest at pay rate.  
Income can be used to cover any shortfall in rental cover.

**Repayment Types** Repayment, Interest Only.

### Valuation Fee Scale

Fees include VAT

Property Value – Up to:	Valuation report	Homebuyers report	Property Value – Up to:	Valuation report	Homebuyers report
£80000	£110	£265	£150000	£170	£340
£100000	£120	£285	£175000	£185	£360
£110000	£130	£295	£200000	£205	£390
£120000	£140	£305	£250000	£240	£430
£130000	£150	£315	£300000	£275	£470
£140000	£160	£325	£400000	£310	£510

### Contact Details

Please contact Steve Matthews on 01225 475702 or mobile 07919 094050 to discuss your requirements.

Alternatively, e-mail: [smatthews@bibs.co.uk](mailto:smatthews@bibs.co.uk)

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Bath Investment and Building Society is authorised and regulated by the Financial Services Authority for advising, lending and administering Regulated Mortgage Contracts. Our FSA registration number is 206026. English law applies and we will communicate with you in English. We are participants in the Financial Ombudsman Service. We have a complaints procedure which we will provide on request. Most complaints that we cannot resolve can be referred to the Financial Ombudsman Service.

**YOUR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**