

A mortgage service you can depend on

Hinckley & Rugby Building Society recognises that choosing the right mortgage may be difficult, but we have always tried to make our products straightforward and easy to understand so that you can select the product best suited to your needs.

If you like to be known by your name rather than a number we think you will enjoy the service you receive from us.

Whether you decide to deal with us in person in one of our inviting modern and bright branches, by telephone or even by post, the service you receive will be the same – personal, professional and informed.

We have friendly, efficient, well trained staff who are always happy to help. If you do apply for a mortgage, you will deal with one of our team based at our Principal Office in Hinckley.

They will get to know you and your circumstances and will personally help you throughout the process, because we know that is what you expect and deserve.

It's our refreshing approach to customer service and easy to understand products and services that help us build and maintain life-long relationships and continually receive positive feedback from our questionnaires.

Please note that you must be 21 to be able to apply for a Buy to Let Hinckley & Rugby mortgage and all mortgages will be subject to status and an assessment of the property.

Please also see our separate guide to the Standard Features of Hinckley & Rugby Building Society's range of Large Loan Buy to Let Mortgages.

Advice about letting your property

Buying a rental property is very different from finding a home. It is strongly recommended that you take advice about purchasing property to let or on letting property you already own from an accredited body such as the National Residential Landlords Association (nrla.org.uk) or Propertymark (propertymark.co.uk).

Further guidance and information is also available on the government's Money Helper website at moneyhelper.org.uk/en/homes/buying-a-home/buy-to-let-mortgages-explained

CONTACT US:

CALL FREE TO DISCUSS YOUR REQUIREMENTS ON
0800 434 6343[†]

FOR MORE INFORMATION ABOUT HINCKLEY & RUGBY BUY TO LET MORTGAGE SCHEMES AND OTHER PRODUCTS AVAILABLE PLEASE VISIT
hrbs.co.uk

EMAIL US DIRECT ON
mortgageteam@hrbs.co.uk

PRINCIPAL OFFICE
Upper Bond Street, Hinckley, Leicestershire LE10 1NZ

[†] To help maintain service and quality, some telephone calls may be recorded and monitored

The Society is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and Prudential Regulation Authority. The Society's registration number is 206043

YOU COULD LOSE YOUR PROPERTY IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE

BUY TO LET LARGER LOAN MORTGAGES

BUY TO LET LARGER LOAN 2 YEAR DISCOUNT MORTGAGE

Available at 24 November 2021

MAXIMUM LOAN TO VALUE	4.50% DISCOUNT OFF BASIC VARIABLE RATE FOR 2 YEARS	REVERTS TO BVR FOR TERM	THE OVERALL COST FOR COMPARISON	MAXIMUM LOAN AVAILABLE
60% (BTD100)	1.39% VARIABLE	5.89% VARIABLE	5.0% APRC	£1,000,000 to 60%LTV

Special features of this mortgage:

- Minimum loan amount £500,000.
- Minimum income £40,000 per annum
- Applicants must own a residential property
- Not available for first-time landlords
- Property must be self-supporting (i.e. the rental income received must be sufficient to cover the monthly mortgage payment at a stressed interest rate).

Fees payable on this mortgage

- Arrangement fees (non-refundable) - must be paid at time of submitting mortgage application and will be debited only after passing an initial assessment: **£250**
- Free property assessment where the price or value of the property is £1 million or less. Property assessment fee payable on prices or values of more than £1 million (non-refundable after property assessment carried out for the Society): see scale below
- Early repayment charge payable as follows:
 - During years 1 & 2: 2% of the amount repaid early plus fees

This charge is calculated as a percentage of the amount repaid early, excluding any arrears of interest, or other charges. The early repayment charge is payable on any amount that you repay in excess of the monthly payment due on the mortgage.
- Overpayments of up to 10% per year may be made without incurring the early repayment charge
- Completion fee (non-refundable) - this can be paid before the start of the mortgage or you can elect to add this to the mortgage loan and it will be deducted from the mortgage advance on completion: **£1,249**

By electing to add fees to the loan, you will pay interest on them at the same interest rate as your mortgage throughout the mortgage term and this will affect interest charges and payment calculations. If preferred, fees that have been added to the loan may be repaid by a separate capital payment at any time after the start of the mortgage and this will result in lower monthly payments and reduced interest charges.
- Mortgage exit administration fee on redemption of mortgage: **£150**

Property assessment fees:

Purchase price or value	Purchase application	Remortgage application
Not exceeding	Property assessment fee	Property assessment fee
£1,000,000	Free	Free
£1,500,000	£330	£330
£2,000,000	£530	£530
£2,500,000	£910	£910
£3,000,000	£1,310	£1,310
£3,500,000	£1,710	£1,710
£4,000,000	£2,110	£2,110
£4,500,000	£2,510	£2,510
£5,000,000	£2,910	£2,910

YOU COULD LOSE YOUR PROPERTY IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE

BUY TO LET LARGER LOAN MORTGAGES

BUY TO LET LARGER LOAN 5 YEAR FIXED RATE MORTGAGE

Available at 24 November 2021

MAXIMUM LOAN TO VALUE	FIXED FOR 5 YEARS FROM DATE OF COMPLETION	REVERTS TO BVR FOR TERM	THE OVERALL COST FOR COMPARISON	MAXIMUM LOAN AVAILABLE
60% (BTLF48)	2.05% FIXED	5.89% VARIABLE	4.2% APRC	£1,000,000 to 60% LTV

Special features of this mortgage:

- Minimum loan amount £500,000.
- Minimum income £40,000 per annum
- Applicants must own a residential property
- Not available for first-time landlords
- Property must be self-supporting (i.e. the rental income received must be sufficient to cover the monthly mortgage payment).

Fees payable on this mortgage

- Arrangement fees (non-refundable) - must be paid at time of submitting mortgage application and will be debited only after passing an initial assessment: **£250**
- Free property assessment where the price or value of the property is £1 million or less. Property assessment fee payable on prices or values of more than £1 million (non-refundable after property assessment carried out for the Society): see scale below
- Early repayment charge payable as follows:
 - During year 1: 5% of the amount repaid early plus fees
 - During year 2: 4% of the amount repaid early plus fees
 - During year 3: 3% of the amount repaid early plus fees
 - During year 4: 2% of the amount repaid early plus fees
 - During year 5: 1% of the amount repaid early plus fees
- Overpayments of up to 10% per year may be made without incurring the early repayment charge
- Completion fee (non-refundable) - this can be paid before the start of the mortgage or you can elect to add this to the mortgage loan and it will be deducted from the mortgage advance on completion: **£1,249**
- Mortgage exit administration fee on redemption of mortgage: **£150**

This charge is calculated as a percentage of the amount repaid early, excluding any arrears of interest, or other charges. The early repayment charge is payable on any amount that you repay in excess of the monthly payment due on the mortgage.

Property assessment fees:

Purchase price or value	Purchase application	Remortgage application
Not exceeding	Property assessment fee	Property assessment fee
£1,000,000	Free	Free
£1,500,000	£330	£330
£2,000,000	£530	£530
£2,500,000	£910	£910
£3,000,000	£1,310	£1,310
£3,500,000	£1,710	£1,710
£4,000,000	£2,110	£2,110
£4,500,000	£2,510	£2,510
£5,000,000	£2,910	£2,910

YOU COULD LOSE YOUR PROPERTY IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE

BUY TO LET LARGER LOAN MORTGAGES

BUY TO LET LARGER LOAN 2 YEAR FIXED RATE MORTGAGE

Available at 24 November 2021

MAXIMUM LOAN TO VALUE	FIXED FOR 2 YEARS FROM COMPLETION	REVERTS TO BVR FOR TERM	THE OVERALL COST FOR COMPARISON	MAXIMUM LOAN AVAILABLE
60% (BTLF47)	1.75% FIXED	5.89% VARIABLE	5.1% APRC	£1,000,000 to 60% LTV

Special features of this mortgage:

- Minimum loan amount £500,000.
- Minimum income £40,000 per annum
- Applicants must own a residential property
- Not available for first-time landlords
- Property must be self-supporting (i.e. the rental income received must be sufficient to cover the monthly mortgage payment at a stressed interest rate).

Fees payable on this mortgage

- Arrangement fees (non-refundable) - must be paid at time of submitting mortgage application and will be debited only after passing an initial assessment: **£250**
- Free property assessment where the price or value of the property is £1 million or less. Property assessment fee payable on prices or values of more than £1 million (non-refundable after property assessment carried out for the Society): see scale below
- Early repayment charge payable as follows:
 - During years 1 & 2: 2% of the amount repaid early plus fees
 - This charge is calculated as a percentage of the amount repaid early, excluding any arrears of interest, or other charges. The early repayment charge is payable on any amount that you repay in excess of the monthly payment due on the mortgage.
- Overpayments of up to 10% per year may be made without incurring the early repayment charge
- Completion fee (non-refundable) - this can be paid before the start of the mortgage or you can elect to add this to the mortgage loan and it will be deducted from the mortgage advance on completion: **£1,249**
By electing to add fees to the loan, you will pay interest on them at the same interest rate as your mortgage throughout the mortgage term and this will affect interest charges and payment calculations. If preferred, fees that have been added to the loan may be repaid by a separate capital payment at any time after the start of the mortgage and this will result in lower monthly payments and reduced interest charges.
- Mortgage exit administration fee on redemption of mortgage: **£150**

Property assessment fees:

Purchase price or value	Purchase application	Remortgage application
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£1,000,000	Free	Free
£1,500,000	£330	£330
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