

Specialist Mortgages Interest Rate Options

For full product details and a personalised illustration, please speak to our team of experienced Mortgage Advisers on **0333 207 4007** (option 2). Individual rate options may be withdrawn at any time without notice. Rates correct at 24th April 2026.



Professional Mortgages – Discounted Variable Rates					
Available for qualified, practising & registered Actuaries, Medical Doctors, Dentists, Accountants, Solicitors, Optometrists, Pharmacists & Vets					
Initial Period	Interest Rate	Fees	Max Loan to Value (LTV) & Loan Amount	Early Repayment Charge	Other Conditions
2 Years	4.64% (SVR less 3.10%)	No product fee	60% - £1m	3% of outstanding balance in 1 st year; 2% in 2 nd year	Only available for owner occupied residential mortgages. Available for House Purchase & Remortgage.
<i>Representative Example: A mortgage of £210,000 payable over 28 years on our discounted rate for 2 years and then on our current standard variable rate of 7.74% (variable) would require 24 monthly payments of £1117.59 and 312 monthly payments of £1507.89. The total amount payable would be £497,385.00 made up of the loan amount plus interest of £287,285.00 and mortgage exit fees of £100. The overall cost for comparison is 7.4% APRC representative.</i>					
2 Years	4.74% (SVR less 3.00%)	No product fee	80% - £600,000 70% - £800,000 60% - £1m	3% of outstanding balance in 1 st year; 2% in 2 nd year	Only available for owner occupied residential mortgages. Available for House Purchase & Remortgage.
<i>Representative Example: A mortgage of £210,000 payable over 28 years on our discounted rate for 2 years and then on our current standard variable rate of 7.74% (variable) would require 24 monthly payments of £1129.98 and 312 monthly payments of £1508.80. The total amount payable would be £497,963.59 made up of the loan amount plus interest of £287,863.59 and mortgage exit fees of £100. The overall cost for comparison is 7.4% APRC representative.</i>					
2 Years	4.84% (SVR less 2.90%)	No product fee	95% - £400,000 85% - £600,000	3% of outstanding balance in 1 st year; 2% in 2 nd year	Only available for owner occupied residential mortgages. Available for House Purchase & Remortgage (max 90% LTV for Remortgage).
<i>Representative Example: A mortgage of £210,000 payable over 28 years on our discounted rate for 2 years and then on our current standard variable rate of 7.74% (variable) would require 24 monthly payments of £1142.43 and 312 monthly payments of £1509.69. The total amount payable would be £498,540.38 made up of the loan amount plus interest of £288,440.38 and mortgage exit fees of £100. The overall cost for comparison is 7.4% APRC representative.</i>					

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

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Professional Mortgages – Discounted Variable Rates with no ERC					
Available for qualified, practising & registered Actuaries, Medical Doctors, Dentists, Accountants, Solicitors, Optometrists, Pharmacists & Vets					
Initial Period	Interest Rate	Fees	Max Loan to Value (LTV) & Loan Amount	Early Repayment Charge (ERC)	Other Conditions
2 Years	5.04% (SVR less 2.70%)	£995	60% - £1m	None	Only available for owner occupied residential mortgages. Available for House Purchase & Remortgage.
<i>Representative Example: A mortgage of £210,000 payable over 28 years on our discounted rate for 2 years and then on our current standard variable rate of 7.74% (variable) would require 24 monthly payments of £1167.55 and 312 monthly payments of £1511.43. The total amount payable would be £500,683.59 made up of the loan amount plus interest of £289,588.59, a product fee of £995 and mortgage exit fees of £100. The overall cost for comparison is 7.5% APRC representative.</i>					
2 Years	5.24% (SVR less 2.50%)	£995	80% - £600,000 70% - £800,000 60% - £1m	None	Only available for owner occupied residential mortgages. Available for House Purchase & Remortgage.
<i>Representative Example: A mortgage of £210,000 payable over 28 years on our discounted rate for 2 years and then on our current standard variable rate of 7.74% (variable) would require 24 monthly payments of £1192.94 and 312 monthly payments of £1513.14. The total amount payable would be £501,824.70 made up of the loan amount plus interest of £290,729.70, a product fee of £995 and mortgage exit fees of £100. The overall cost for comparison is 7.6% APRC representative.</i>					

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Retirement Interest Only – Discounted Variable Rate					
Initial Period	Interest Rate	Fees	Max Loan to Value (LTV) & Loan Amount	Early Repayment Charge	Other Conditions
2 Years	4.74% (SVR less 3.00%)	£995	50% - £500,000	3% of outstanding balance in 1 st year; 2% in 2 nd year	Interest Only payments required Only available for owner occupied residential properties Available for House Purchase and Remortgage Available for equity release Minimum age 55
<i>Representative Example: A mortgage of £70,000 payable over 18 years on our discounted rate for 2 years and then on our current standard variable rate of 7.74% (variable) would require 24 monthly payments of £276.50 and 192 monthly payments of £451.50. The total amount payable would be £164,419.00 made up of the loan amount plus interest of £93,324.00, a product fee of £995 and mortgage exit fees of £100. The overall cost for comparison is 7.6% APRC representative.</i>					
2 Years	5.09% (SVR less 2.65%)	No product fee	50% - £500,000	3% of outstanding balance in 1 st year; 2% in 2 nd year	Interest Only payments required Only available for owner occupied residential properties Available for House Purchase and Remortgage Available for equity release Minimum age 55
<i>Representative Example: A mortgage of £70,000 payable over 18 years on our discounted rate for 2 years and then on our current standard variable rate of 7.74% (variable) would require 24 monthly payments of £296.92 and 192 monthly payments of £451.50. The total amount payable would be £163,914.00 made up of the loan amount plus interest of £93,814.00 and mortgage exit fees of £100. The overall cost for comparison is 7.5% APRC representative.</i>					

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Retirement Interest Only - Fixed Rate					
Initial Period	Interest Rate	Fees	Max Loan to Value (LTV) & Loan Amount	Early Repayment Charge	Other Conditions
2 Years	5.34%	£995	50% - £500,000	3% of outstanding balance in 1 st year; 2% in 2 nd year	Interest Only payments required Only available for owner occupied residential properties Available for House Purchase and Remortgage Available for equity release Minimum age 55
<i>Representative Example: A mortgage of £70,000 payable over 18 years on our fixed rate for 2 years and then on our current standard variable rate of 7.74% (variable) would require 24 monthly payments of £311.50 and 192 monthly payments of £451.50. The total amount payable would be £165,259.00 made up of the loan amount plus interest of £94,164.00, a product fee of £995 and mortgage exit fees of £100. The overall cost for comparison is 7.7% APRC representative.</i>					
2 Years	5.49%	No product fee	50% - £500,000	3% of outstanding balance in 1 st year; 2% in 2 nd year	Interest Only payments required Only available for owner occupied residential properties Available for House Purchase and Remortgage Available for equity release Minimum age 55
<i>Representative Example: A mortgage of £70,000 payable over 18 years on our fixed rate for 2 years and then on our current standard variable rate of 7.74% (variable) would require 24 monthly payments of £320.25 and 192 monthly payments of £451.50. The total amount payable would be £164,474.00 made up of the loan amount plus interest of £94,374.00 and mortgage exit fees of £100. The overall cost for comparison is 7.6% APRC representative.</i>					
5 Years	5.34%	£995	50% - £500,000	5% of outstanding balance in 1 st year, 4% in 2 nd year, 3% in 3 rd & 4 th years, 2% in 5 th year	Interest Only payments required Only available for owner occupied residential properties Available for House Purchase and Remortgage Available for equity release Minimum age 55
<i>Representative Example: A mortgage of £70,000 payable over 18 years on our fixed rate for 5 years and then on our current standard variable rate of 7.74% (variable) would require 60 monthly payments of £311.50 and 156 monthly payments of £451.50. The total amount payable would be £160,219.00 made up of the loan amount plus interest of £89,124.00, a product fee of £995 and mortgage exit fees of £100. The overall cost for comparison is 7.1% APRC representative.</i>					
5 Years	5.49%	No product fee	50% - £500,000	5% of outstanding balance in 1 st year, 4% in 2 nd year, 3% in 3 rd & 4 th years, 2% in 5 th year	Interest Only payments required Only available for owner occupied residential properties Available for House Purchase and Remortgage Available for equity release Minimum age 55
<i>Representative Example: A mortgage of £70,000 payable over 18 years on our fixed rate for 5 years and then on our current standard variable rate of 7.74% (variable) would require 60 monthly payments of £320.25 and 156 monthly payments of £451.50. The total amount payable would be £159,749.00 made up of the loan amount plus interest of £89,649.00 and mortgage exit fees of £100. The overall cost for comparison is 7.0% APRC representative.</i>					

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Lending Criteria & Additional Information

As of 24th April 2026, the Society's SVR is: 7.74%.



Early Repayment Charges

The below charges are applicable to overpayments greater than 10% of the loan amount in a 12-month rolling period during the initial mortgage term:

Initial Term	Year 1 Charge	Year 2 Charge	Year 3 Charge	Year 4 Charge	Year 5 Charge
2 Years	3%	2%			
3 Years	3%	3%	2%		
5 Years	5%	4%	3%	3%	2%

Mortgage Term

The minimum mortgage term is 5 years, and the maximum mortgage term is 40 years.

Loan Purpose

All mortgages, except Self Build, are available for Purchase & Remortgage.

Repayment Options

- Capital & Interest
- Interest Only: available up to 75% of the property value or purchase price (whichever is higher) with a maximum loan size of £350,000.

Cashback & Incentives

The Society offers Free Basic Legal Fees on Scotland and England **Remortgages** (excluding RIO, Debt Consolidation & Applicants aged 70 or above at application):

- The solicitor we choose will act solely for the Society in the transfer of the mortgage and any additional legal services or advice you may require will be at your own expense.
- If you wish to use your own solicitor instead the Society will contribute £250 towards your legal costs.
- Free Basic Legal Service is not available for RIO remortgages, debt consolidation remortgages and remortgages where any party to the mortgage is aged 70 or above at application. The Society will provide £250 cashback towards Legal Costs.

Valuation Fees

Scotland: The Society offers one Free Valuation on Remortgages and on New Build Purchases, in accordance with the Society's own scale of fees. For Non-New Build Purchases in Scotland, the Society will accept a valid Home Report transcript for valuation purposes.

England: The Society offers one Free Valuation on Remortgages and on Prime and Professional Purchases, in accordance with the Society's own scale of fees.

We lend to the following postcodes in North England, as highlighted in green in the map below:

B, BB, BD, BL, CA, CB, CH, CV, CW, DE, DH, DL, DN, DY, FY, GL, HD, HG, HR, HU, HX, IP, L, LA, LE, LN, LS, M, MK, NE, NG, NN, NR, OL, OX, PE, PR, S, SK, SR, ST, TF, TS, WA, WF, WN, WR, WS, WV AND YO.

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