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 Individual rate options may be withdrawn at any time without notice.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 25th September 2026.

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	**5.09%** (SVR less 2.65%)	No product fee	60% - £500,000	3% of outstanding balance in 1st year; 2% in 2nd 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
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.					

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

Scottish Building Society is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority (Register No. 206034). Member of the Building Societies Association and UK Finance.

Specialist Mortgages Interest Rate Options

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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	**5.54%**	£995	60% - £500,000	3% of outstanding balance in 1st year; 2% in 2nd 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
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 £323.17 and 192 monthly payments of £451.50. The total amount payable would be £165,539.00 made up of the loan amount plus interest of £94,444.00, a product fee of £995 and mortgage exit fees of £100. The overall cost for comparison is 7.7% APRC representative.					
2 Years	**5.64%**	No product fee	60% - £500,000	3% of outstanding balance in 1st year; 2% in 2nd 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
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 £329.00 and 192 monthly payments of £451.50. The total amount payable would be £164,684.00 made up of the loan amount plus interest of £94,584.00 and mortgage exit fees of £100. The overall cost for comparison is 7.6% APRC representative.					
5 Years	**5.59%**	£995	60% - £500,000	5% of outstanding balance in 1st year, 4% in 2nd year, 3% in 3rd & 4th years, 2% in 5th 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
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 £326.08 and 156 monthly payments of £451.50. The total amount payable would be £161,094.00 made up of the loan amount plus interest of £89,999.00, a product fee of £995 and mortgage exit fees of £100. The overall cost for comparison is 7.2% APRC representative.					
5 Years	**5.74%**	No product fee	60% - £500,000	5% of outstanding balance in 1st year, 4% in 2nd year, 3% in 3rd & 4th years, 2% in 5th 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
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 £334.83 and 156 monthly payments of £451.50. The total amount payable would be £160,624.00 made up of the loan amount plus interest of £90,524.00 and mortgage exit fees of £100. The overall cost for comparison is 7.1% APRC representative.					

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Lending Criteria & Additional Information

As of 25th September 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, unencumbered mortgages & 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 property valuations up to £1m) 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 property valuations up to £1m) on Remortgages and on Prime and Professional Purchases, in accordance with the Society's own scale of fees.

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