



FOR INTERMEDIARY USE ONLY

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Residential

Discounted Variable Rates

Period	Max LTV	Initial Rate	Discount to SVR	SVR	Product Fee	Product Code	APRC	Min Loan	Max Loan	Purpose
2 Years	60%	4.69%	-3.30%	7.99%	£995	DIS2Y048	7.6%	£30,000	£1,000,000	Purchase & Remortgage
2 Years	60%	4.89%	-3.10%	7.99%	£0	DIS2Y049	7.6%	£30,000	£1,000,000	Purchase & Remortgage
2 Years	80%	4.89%	-3.10%	7.99%	£995	DIS2Y152	7.7%	£30,000	£600,000	Purchase & Remortgage
2 Years	80%	4.99%	-3.00%	7.99%	£0	DIS2Y150	7.6%	£30,000	£600,000	Purchase & Remortgage
2 Years	90%	5.14%	-2.85%	7.99%	£995	DIS2Y153	7.7%	£30,000	£400,000	Purchase & Remortgage
2 Years	90%	5.29%	-2.70%	7.99%	£0	DIS2Y032	7.7%	£30,000	£400,000	Purchase & Remortgage
2 Years	95%	5.44%	-2.55%	7.99%	£0	DIS2Y154	7.7%	£30,000	£400,000	Purchase only

Discounted Variable Rates, No ERC

Period	Max LTV	Initial Rate	Discount to SVR	SVR	Product Fee	Product Code	APRC	Min Loan	Max Loan	Purpose
2 Years	60%	5.29%	-2.70%	7.99%	£995	DIS2Y140	7.7%	£30,000	£1,000,000	Purchase & Remortgage
2 Years	80%	5.49%	-2.50%	7.99%	£995	DIS2Y141	7.8%	£30,000	£600,000	Purchase & Remortgage

Fixed Rates

Period	Max LTV	Initial Rate	Discount to SVR	SVR	Product Fee	Product Code	APRC	Min Loan	Max Loan	Purpose
2 Years	60%	4.39%	N/A	7.99%	£995	FIX2Y136	7.5%	£30,000	£1,000,000	Purchase & Remortgage
2 Years	60%	4.44%	N/A	7.99%	£0	FIX2Y165	7.5%	£30,000	£1,000,000	Purchase & Remortgage
2 Years	80%	4.49%	N/A	7.99%	£995	FIX2Y166	7.6%	£30,000	£600,000	Purchase & Remortgage
2 Years	80%	4.54%	N/A	7.99%	£0	FIX2Y163	7.5%	£30,000	£600,000	Purchase & Remortgage
2 Years	90%	4.64%	N/A	7.99%	£995	FIX2Y167	7.6%	£30,000	£400,000	Purchase & Remortgage
2 Years	90%	4.84%	N/A	7.99%	£0	FIX2Y168	7.6%	£30,000	£400,000	Purchase & Remortgage
2 Years	95%	5.29%	N/A	7.99%	£0	FIX2Y142	7.7%	£30,000	£400,000	Purchase only

Period	Max LTV	Initial Rate	Discount to SVR	SVR	Product Fee	Product Code	APRC	Min Loan	Max Loan	Purpose
5 Years	60%	4.09%	N/A	7.99%	£995	FIX5Y043	6.5%	£30,000	£1,000,000	Purchase & Remortgage
5 Years	60%	4.19%	N/A	7.99%	£0	FIX5Y152	6.4%	£30,000	£1,000,000	Purchase & Remortgage
5 Years	80%	4.24%	N/A	7.99%	£995	FIX5Y165	6.5%	£30,000	£600,000	Purchase & Remortgage
5 Years	80%	4.44%	N/A	7.99%	£0	FIX5Y166	6.6%	£30,000	£600,000	Purchase & Remortgage
5 Years	90%	4.49%	N/A	7.99%	£995	FIX5Y158	6.7%	£30,000	£400,000	Purchase & Remortgage
5 Years	90%	4.64%	N/A	7.99%	£0	FIX5Y159	6.6%	£30,000	£400,000	Purchase & Remortgage
5 Years	95%	4.99%	N/A	7.99%	£0	FIX5Y146	6.8%	£30,000	£400,000	Purchase only

Standard Variable Rate

Period	Max LTV	Initial Rate	Discount to SVR	SVR	Product Fee	Product Code	APRC	Min Loan	Max Loan	Purpose
Term	80%	7.99%	N/A	7.99%	£0	SVRFLEX	8.3%	N/A	£1,000,000	Purchase & Remortgage

Professional

Discounted Variable Rates

Period	Max LTV	Initial Rate	Discount to SVR	SVR	Product Fee	Product Code	APRC	Min Loan	Max Loan	Purpose
2 Years	60%	4.69%	-3.30%	7.99%	£995	DIS2Y050	7.7%	£50,000	£1,000,000	Purchase & Remortgage
2 Years	60%	4.89%	-3.10%	7.99%	£0	DIS2Y051	7.6%	£50,000	£1,000,000	Purchase & Remortgage
2 Years	80%	4.89%	-3.10%	7.99%	£995	DIS2Y155	7.7%	£50,000	£600,000	Purchase & Remortgage
2 Years	80%	4.99%	-3.00%	7.99%	£0	DIS2Y157	7.7%	£50,000	£600,000	Purchase & Remortgage
2 Years	90%	4.99%	-3.00%	7.99%	£995	DIS2Y156	7.7%	£50,000	£400,000	Purchase & Remortgage
2 Years	90%	5.09%	-2.90%	7.99%	£0	DIS2Y158	7.7%	£50,000	£400,000	Purchase & Remortgage
2 Years	95%	4.99%	-3.00%	7.99%	£995	DIS2Y156	7.7%	£50,000	£400,000	Purchase only
2 Years	95%	5.09%	-2.90%	7.99%	£0	DIS2Y158	7.7%	£50,000	£400,000	Purchase only

Discounted Variable Rates, No ERC

Period	Max LTV	Initial Rate	Discount to SVR	SVR	Product Fee	Product Code	APRC	Min Loan	Max Loan	Purpose
2 Years	60%	5.29%	-2.70%	7.99%	£995	DIS2Y144	7.8%	£30,000	£1,000,000	Purchase & Remortgage
2 Years	80%	5.49%	-2.50%	7.99%	£995	DIS2Y145	7.8%	£30,000	£1,000,000	Purchase & Remortgage
2 Years	90%	5.59%	-2.40%	7.99%	£995	DIS2Y146	7.8%	£30,000	£600,000	Purchase & Remortgage
2 Years	95%	5.59%	-2.40%	7.99%	£995	DIS2Y146	7.8%	£30,000	£600,000	Purchase only

Fixed Rates

Period	Max LTV	Initial Rate	Discount to SVR	SVR	Product Fee	Product Code	APRC	Min Loan	Max Loan	Purpose
2 Years	60%	4.39%	N/A	7.99%	£995	FIX2Y143	7.6%	£50,000	£1,000,000	Purchase & Remortgage
2 Years	60%	4.44%	N/A	7.99%	£0	FIX2Y169	7.6%	£50,000	£1,000,000	Purchase & Remortgage
2 Years	80%	4.49%	N/A	7.99%	£995	FIX2Y170	7.6%	£50,000	£600,000	Purchase & Remortgage
2 Years	80%	4.54%	N/A	7.99%	£0	FIX2Y164	7.6%	£50,000	£600,000	Purchase & Remortgage
2 Years	90%	4.64%	N/A	7.99%	£995	FIX2Y155	7.7%	£50,000	£400,000	Purchase & Remortgage
2 Years	90%	4.84%	N/A	7.99%	£0	FIX2Y156	7.6%	£50,000	£400,000	Purchase & Remortgage
2 Years	95%	4.89%	N/A	7.99%	£995	FIX2Y145	7.7%	£50,000	£400,000	Purchase only
2 Years	95%	5.09%	N/A	7.99%	£0	FIX2Y157	7.7%	£50,000	£400,000	Purchase only

Period	Max LTV	Initial Rate	Discount to SVR	SVR	Product Fee	Product Code	APRC	Min Loan	Max Loan	Purpose
5 Years	60%	4.09%	N/A	7.99%	£995	FIX5Y049	6.6%	£50,000	£1,000,000	Purchase & Remortgage
5 Years	60%	4.19%	N/A	7.99%	£0	FIX5Y155	6.6%	£50,000	£1,000,000	Purchase & Remortgage
5 Years	80%	4.24%	N/A	7.99%	£995	FIX5Y167	6.7%	£50,000	£600,000	Purchase & Remortgage
5 Years	80%	4.44%	N/A	7.99%	£0	FIX5Y168	6.7%	£50,000	£600,000	Purchase & Remortgage
5 Years	90%	4.44%	N/A	7.99%	£995	FIX5Y151	6.8%	£50,000	£400,000	Purchase & Remortgage
5 Years	90%	4.64%	N/A	7.99%	£0	FIX5Y150	6.8%	£50,000	£400,000	Purchase & Remortgage
5 Years	95%	4.79%	N/A	7.99%	£995	FIX5Y138	6.9%	£50,000	£400,000	Purchase only
5 Years	95%	4.89%	N/A	7.99%	£0	FIX5Y132	6.9%	£50,000	£400,000	Purchase only

Self-Build

Variable Rates

Period	Max LTV	Initial Rate	Variance to SVR	SVR	Product Fee	Product Code	APRC	Min Loan	Max Loan	Purpose
3 Years	80%	6.64%	-1.35%	7.99%	£1,249	SBD3Y004	7.9%	£30,000	Refer to SBS	Purchase

Holiday Let

Discounted Variable Rates

Period	Max LTV	Initial Rate	Discount to SVR	SVR	Product Fee	Product Code	APRC	Min Loan	Max Loan	Purpose
2 Years	80%	6.24%	-1.75%	7.99%	£995	HLD2Y007	8.0%	£50,000	£350,000	Purchase & Remortgage

Retirement Interest Only

Discounted Variable Rates

Period	Max LTV	Initial Rate	Discount to SVR	SVR	Product Fee	Product Code	APRC	Min Loan	Max Loan	Purpose
2 Years	50%	4.99%	-3.00%	7.99%	£995	RIOD2Y013	7.8%	£30,000	£500,000	Purchase & Remortgage
2 Years	50%	5.34%	-2.65%	7.99%	£0	RIOD2Y015	7.8%	£30,000	£500,000	Purchase & Remortgage

Fixed Rates

Period	Max LTV	Initial Rate	Discount to SVR	SVR	Product Fee	Product Code	APRC	Min Loan	Max Loan	Purpose
5 Years	50%	5.14%	N/A	7.99%	£995	RIOF5Y028	7.2%	£30,000	£500,000	Purchase & Remortgage
5 Years	50%	5.39%	N/A	7.99%	£0	RIOF5Y029	7.2%	£30,000	£500,000	Purchase & Remortgage

Lending Criteria & Additional Info

Maximum Loan Amount & Loan to Value

Residential Mortgages		Professional Mortgages	
Max Loan Amount	Max Loan to Value	Max Loan Amount	Max Loan to Value
£400,000	95% (90% for Remortgages)	£400,000	95% (90% for Remortgages)
£600,000	80%	£600,000	85%
£800,000	70%	£800,000	75%
£1,000,000	60%	£1,000,000	60%

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

Professional Mortgages

To qualify for our Professional Mortgages, you need to be 21 years old or over and registered with one of the appropriate governing bodies:

- **Solicitor** - (Law Society of Scotland and/or England and Wales)
- **Chartered Accountant** - (Institute of Chartered Accountants Scotland, Chartered Association of Certified Accountants, Chartered Institute of Management Accountants, Chartered Institute of Public Finance and Accountancy)
- **Medical Doctor** - (General Medical Council)
- **Dentist** - (General Dental Council)
- **Vet** - (Royal College of Veterinary Surgeons)
- **Pharmacist** - (General Pharmaceutical Council)
- **Optometrist** - (General Optical Council)
- **Actuaries** - (Institute and Faculty of Actuaries)

Self-Build

On completion of the build a product switch to one of our Residential mortgages, including within the Early Repayment Charge period, is available.

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.

For our most up-to-date valuation fees for Scotland, England, and Self-Build mortgages, please visit: [Interest Fees for Intermediaries | Scottish BS](#)

Cashback & Incentives

Scotland & England Remortgages (Excluding RIO): The Scottish Building Society offer Free Basic Legal Fees.

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 debt consolidation remortgages. The Society will provide £250 cashback towards Legal Costs.

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.

We lend to the following postcodes in England:

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.

For any queries, advisors should contact their BDM:

[Business Development Managers](#) | [Intermediary Hub](#) | [Scottish BS](#)

or contact:

scottishintermediaries@scotbs.co.uk