

## Want to make energy efficient improvements to your home?

With some simple energy saving home improvements you can save money on your bills, improve the comfort of your home and help prevent climate change.

Our Home Energy Efficiency Additional Loan product offers;

- Borrow up to 85% of your property's value
- No product fee
- No early repayment charges
- Unlimited overpayments
- No higher lending charge

We also offer a range of other products and services such as **Savings, Investments and Home Insurance**

### Other Additional Lending Products

We currently offer a range of products for Additional Loans, please see our Additional Borrowing factsheet - YBM 1855 MR for details.

#### Key Facts Illustration

This factsheet does not contain all of the details you need to choose an additional loan. Please speak to one of our Customer Consultants who will provide you with a Key Facts Illustration which will detail all the features of a particular additional loan.

Please make sure you read the Key Facts Illustration before you make your choice.

#### Further Information

This factsheet should be read in conjunction with our leaflet 'Borrowing more on your Yorkshire mortgage'

In addition, for important information about our Offset accounts and the options available to you to manage your Offset mortgage, the mortgage term and monthly payments, please read our 'A guide to your Offset Options' leaflet.

#### Product Availability

**OUR PRODUCTS HAVE LIMITED AVAILABILITY AND MAY BE WITHDRAWN AT ANY TIME.**

After a product is withdrawn no further applications can be accepted.

For more details and assistance with any of our mortgage products:



Talk to a member of staff at your local branch



[www.ybs.co.uk/mortgages](http://www.ybs.co.uk/mortgages)



0845 1 200 200

### Product Details

This factsheet provides details of our current Home Energy Efficiency Additional Loan products for borrowers making energy efficient improvements to their home. The loan is available in two versions; one for non-Offset mortgage customers and one for Offset account mortgage customers. Please see the table at the bottom of this page for the list of acceptable home improvements that qualify for these products.

### HOME ENERGY EFFICIENCY ADDITIONAL LOAN PRODUCTS

Product Code	Product Description	Reverting to the following rate for the remaining term	The overall cost for comparison is	Product fee	Early repayment charge	Minimum loan amount	Maximum loan amount	Payment holidays and unlimited overpayments allowed
9193	3.49% (our Standard Variable Rate -1.50%) for 5 years	4.99% variable (our SVR)	4.4% APR	None	None	£1,000	£15,000	Yes
6168	3.49% (our Standard Variable Rate -1.50%) for 5 years (for Offset customers)							

### Potential Energy Savings

To give you an idea of the impact of making energy efficient home improvements we have compiled the following chart, using information available on the Energy Savings Trust website ([www.energysavingtrust.org.uk](http://www.energysavingtrust.org.uk)).

Project	Estimated installation cost	Annual saving	Estimated payback period (approximate)	CO <sub>2</sub> saving per year
Loft insulation	£250	£60 - £205	1 - 4 years	300kg - 1 tonne
Cavity wall insulation	£250	£160	2 years	800kg
External wall insulation	Varies	£500	Varies	2.5 tonne
Draught proofing	From £200	£30	7 years	150 kg
Floor insulation	From £90	£50	2 years	250 kg
High efficiency condensing boiler	Varies	£170	Varies	875 kg

(Information correct as at 17th April 2009)

### Acceptable Energy Efficient Home Improvement Purposes

#### Project description;

- Loft Insulation
- Cavity wall insulation and internal insulation (external solid wall insulation where cavity wall insulation is not appropriate).
- Draught proofing
- Floor insulation
- Installing condensing boiler and new radiators (if required) with heating control systems i.e. timer and thermostatic valves etc.
- Double glazing or upgrade to "Energy Saving Recommended" windows (which score "C" and above on the British Fenestration Rating Council window energy rating scale). To be installed by a FENSA registered installer.
- Micro-renewable measures i.e. solar water heating, electricity generating solar panels, ground and air source heat pumps, micro-wind turbines.

We suggest that the improvements described in project 7 are not carried out until other measures are in place ie; projects 1-6, to maximise the energy efficiency of your home.

If you plan to undertake an energy efficient home improvement not on this list, please contact us as we may be able to consider these.

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

## Further Information

### Additional Loan Purpose and Conditions

It is a condition of this Home Energy Efficiency additional loan product that the additional loan can only be used towards one or more of the energy efficiency measures as set out in the table on page 2 of this factsheet. If you do not use the additional loan wholly for this purpose you will be in breach of the terms and conditions of your additional loan. We reserve the right to request invoices and receipts as evidence that your additional loan has been used in accordance with the purposes of this additional loan product.

An additional loan is also subject to the mortgage terms and conditions (in the case of the Offset account, the offset account terms). These terms and conditions take precedence over information contained in this factsheet or any other information given to you. Please refer to any additional loan offer which may be issued for full details.

### Options For The Release Of Funds

You can choose the method by which we will release the additional loan to you. The methods available are CHAPS or BACS. Release electronically by CHAPS, where the additional loan funds are available the same day, will incur a fee (currently £30) which will be added to your account on completion of your additional loan. Alternatively you can choose to have the monies released by BACS and there is no charge for this however, funds released by this method will not be available the same day.

## Further Information Applicable To All Additional Loan Products

### Annual Percentage Rate (APR)

This is a figure which all lenders must quote when referring to mortgages. It is designed to show the total yearly cost of a mortgage stated as a percentage of the loan. It includes items such as the interest rate paid at the start of the mortgage, product fee, valuation fee and other charges commonly paid at the end of a mortgage. It is the overall cost for comparison purposes. This figure is intended to help customers to compare the overall cost of different loans.

### Our Standard Variable Rate (SVR)

With effect from 28 December 2008 our standard variable rate is 4.99%. The overall cost for comparison is 5.2% APR.

### Loan to value (LTV)

This amount you wish to borrow as a percentage of the valuation of the property.

### Higher Lending Charge (HLC)

A higher lending charge is not required for any of our additional loan products.

### Eligibility

In order to apply for an additional loan, your mortgage must have been open for at least 6 months and your account must have been conducted satisfactorily.

### Payment Holidays

If you have accumulated a surplus on your mortgage by making lump sum or partial overpayments, subject to our agreement, you can request to reduce or stop your monthly payments until this surplus is used up. Please note that you will continue to be charged interest and your outstanding balance will increase as a result of a taking a payment holiday and your future mortgage payments may also increase as a result of this.

### Overpayments

You can over pay on your additional loan on this product by any amount at any time, with no early repayment charges. Overpayment restrictions may apply to the other parts of your mortgage. If you require your overpayments to be made to the additional loan part of your mortgage only, you will need to contact us.

### Additional Loan Offer, Acceptance and Completion

To qualify for one of our additional loans, any additional loan offer that we may make has to be issued within three months of the date of your application, and your additional loan must be completed within six months of the date of the offer.

### Valuation

A new valuation is required for all additional loans and a non-refundable valuation fee is payable (please refer to our 'Valuation Fees' leaflet for details).

## Further Information Regarding Offset Additional Loan Product

### Offset Home Energy Efficiency Additional Loan Product

If your existing mortgage is on an Offset account product the full additional loan amount must also be taken on an Offset account product. Cannot mix with non-Offset account products.

### Equivalent Savings Rate

Product Description	Basic/Lower Rate Taxpayer	Higher Rate Taxpayer
SVR - 1.50% for 5 years (for Offset customers) (currently 3.49%)	4.36%	5.82%

If you choose an Offset account you will not be paid any interest on your savings account. In effect the money in your savings account will achieve the equivalent rate as you are being charged on your mortgage. The equivalent savings rates shown above are based on the current interest rate of the additional loan product and therefore where this rate is variable or reverts to a variable rate the equivalent savings rate will change when the relevant additional loan interest rate changes.

The examples shown above assume that basic/lower rate tax payers pay 20% tax, and higher rate tax payers pay 40% tax. The examples are based on current HM Revenue & Customs rules which are subject to change.

Applications subject to standard lending criteria and all loans subject to status.

Head Office: Yorkshire House, Yorkshire Drive, Bradford BD5 8LJ.

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All communications with us may be monitored/recorded to improve the quality of our service and for your protection and security. BT landline calls to 0845 numbers may vary. Prices can be checked with your phone provider. Mobile calls usually cost more.

Member Contact Centre: 0845 1 200 200

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