

THESE PRODUCTS HAVE LIMITED AVAILABILITY AND MAY BE WITHDRAWN AT ANY TIME.

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.

Additional Borrowing

This factsheet provides details of our current additional loan products for borrowers. 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.

Please note these products may be withdrawn without notice. After a product is withdrawn no further applications can be accepted.

Loan to Value (LTV) and re-valuation⁽¹⁾

To ensure that we are able to lend the amount you wish to borrow we need to establish the total of your mortgage balance and the amount of additional borrowing, compared to the value of your property (this is known as Loan to Value or LTV).

In order to do this, in some cases we will require a re-valuation of your property. Please contact us to check if this will apply to you.

If a re-valuation is required a non-refundable valuation fee of £75 is payable. The resulting LTV figure will be used when assessing your eligibility for our products.

The valuation fee is automatically added to your mortgage account and interest is charged on this daily. If you do not want to be charged interest on this amount you can send a cheque for £75 or pay this amount at one of our branches at the time the valuation is instructed.

Higher Lending Charge (HLC)

Our additional loans are HLC free.

Product Fee

A product fee of £95 is payable for our additional loan products. This fee will be added to your mortgage account on completion. Interest will be charged on the amount of fee added which will be collected as part of the monthly mortgage payment unless you pay the fee in full on release of funds or shortly afterwards.

Criteria - you can apply for an additional loan if:-

- Your mortgage account has been open for at least 6 months prior to application
- Your account has been conducted satisfactorily;
- The purpose of the loan is acceptable to us;
- The loan meets all our other normal lending criteria.

Other Products And Services

Did you know that as well as additional loans, we also offer a range of other products and services such as savings and investments and home insurance. For more information please contact us.

For more details and assistance with any of our additional loan products:



Talk to a member of staff
at your local branch



www.ybs.co.uk/mortgages



0845 1 200 200

Abbreviations used: BoE - Bank of England Base Rate - Currently 0.50%
 APR - Annual Percentage Rate
 LTV - Loan To Value

Additional Loan Products

Product Description	Interest Rate	The overall cost for comparison is ⁽²⁾	Collar and Cap ⁽³⁾	Product Fee	Early Repayment Charges ⁽⁴⁾	Minimum & Maximum Loan	Maximum LTV ⁽¹⁾	Fee payable if re-valuation required ⁽¹⁾	Product Code
Full Term Bank of England Base Rate (BoE) Trackers									
BoE +5.49%	5.99% variable for term	6.2% APR ⁽²⁾	Collared at 5.49% for term	£95	1% until 30/09/12	Min £3,000	85%	£75	7570
BoE +5.49% (for Offset Customers)			Capped at 7.99% until 30/09/12					£75	7571

Information relevant to all Offset Accounts

Your existing mortgage and additional loan amount must be taken on Offset products only. Offset and non-Offset products cannot be mixed. The Offset savings account(s) available with our Offset products offer Direct Debit and Standing Order facilities, as well as a LINK card. Please contact us if you would like further information about our Offset savings accounts.

Equivalent Savings Rates For Current Offset Products

You do not earn any interest on an Offset savings account(s). However, by linking savings to your mortgage, you only pay interest on the difference between your Offset mortgage balance and Offset savings balance(s). The money in your Offset savings account(s) therefore benefits from the equivalent of the interest rate charged on your Offset mortgage. The equivalent savings interest rates shown below right are based on the current interest rate of the mortgage product so where this rate is variable or reverts to a variable rate after an initial fixed rate period, the benefit you get from your savings will change at the same time.

Summary Box Key Product Information for our Savings Accounts		
Account Name	Offset savings account	Offset Plus savings account
Interest Rates (AERs)	No interest is earned	No interest is earned
Tax Status	N/A	N/A
Conditions for bonus payment	N/A	N/A
Withdrawal arrangements	Unlimited withdrawals*	Unlimited withdrawals*
Access	Branch, Agency or Online	Branch, Agency or Online

(*subject to daily operational limits)

Product Description	Basic Rate Taxpayer	Higher Rate Taxpayer	Additional Rate Taxpayer
Offset BoE +5.49%, currently 5.99%	7.49%	9.98%	11.98%

The above examples assume that basic rate taxpayers pay 20% tax, higher rate taxpayers pay 40% tax and additional rate taxpayers pay 50% tax on savings interest and are based on current HM Revenue & Customs rules which are subject to change. **Whether you can benefit from gross, net or tax free interest is dependent on your own personal circumstances and tax status and so may be subject to change in the future.**

Explanatory notes

- LTV (Loan to value)** - The amount you wish to borrow, including your outstanding mortgage balance, as a percentage of the valuation of the property.
- APR (Annual Percentage Rate)** - 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 payable at the start of the mortgage, Product Fee and Valuation Fee. It is the overall cost for comparison purposes. This figure is intended to help customers to compare the overall cost of different loans.
- Cap and Collar Information** - A minimum interest rate (the collared rate) applies to the Bank of England Base Rate (BoE) Tracker products shown in this factsheet. The interest rate charged during the tracker period will not fall below the amount of the BoE rate differential, e.g. on the BoE rate +5.49% for term product, the minimum interest rate charged during the tracker period will not fall below 5.49%.

The maximum interest rate payable (the capped rate) applies from completion of the Additional Loan until the end of the Early Repayment Charge (ERC) period. During this period the interest rate will not rise above the amount specified for the product, e.g. on the BoE rate +5.49% for term product, the maximum interest rate payable during the ERC period is 7.99%, as specified in the table on page 2.

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

Explanatory notes (continued)

4. Early Repayment Charges (ERC) and Overpayment Limits

Non-Offset Accounts -

In the event of full repayment, payments above 10% or transfer (in full or part) to an alternative product, on or before the end of the ERC period, an ERC is payable. The ERC is calculated at the rate applicable for the year in which the repayment or transfer occurs and is based on the amount repaid or transferred.

For example: £25,000 is borrowed on the BoE rate +5.49% for term product. If you repay this additional loan in full before 30/09/12, and the balance outstanding on the day of redemption is £24,500, the ERC will be $1\% \times £24,500 = £245$.

The exception to this is that you may repay up to 10% of the outstanding loan amount in each 12 month period (calculated from the date of completion of your loan) without incurring an ERC. Any amount repaid above the 10% limit (including policy proceeds such as maturing endowments) will incur an ERC of the percentage specified on the excess amount.

For example: If you borrow £25,000, you can repay up to £2,500 (10%) in the 12 month period following completion of your additional loan without incurring an ERC. If you repay more than this amount e.g. £6,000, you will incur an ERC of the specified percentage on £3,500 as this is the amount in excess of the 10% limit.

After the end of the ERC period, overpayments of any amount are allowed without incurring an ERC.

Offset Accounts -

If a product is repaid in full or transferred (in full or in part) to an alternative product, on or before the end of the ERC period, an ERC is payable. However, partial repayments (monthly or lump sum) of any amount are allowed without charge.

The ERC is calculated at the rate applicable for the year in which the repayment or transfer occurs and is based on the original additional loan amount and so disregards any payments (including usual monthly payments) you make which may have reduced the total amount borrowed.

For example: £25,000 is borrowed on the BoE rate +5.49% Offset for term product. If you repay this additional loan in full before 30/09/12, the ERC will be $1\% \times £25,000 = £250$.

5. Maximum Loan Amount -

On our additional loans, the maximum loan amount available varies depending on several factors, including the loan purpose, LTV, the property type etc. Your local branch will be happy to discuss your requirements and confirm the amount you may be able to borrow.

Information Required - If the additional loan is for any structural changes to the property, copies of the plans and all necessary planning approvals and building regulation consents will be required at the time of the application. Estimates for the work will be required if the total loan is above 85% of the current property value.

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 three months of the date of offer.

An additional loan is subject to the mortgage conditions and mortgage loan terms (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.**

Release of funds - Where the total debt including the additional loan is below 85% of the current value of the property (i.e. before any work is carried out), the money can be released as soon as your additional loan is approved. A final inspection is required for applications above 85%, the fee for which is payable by you. The total loan cannot exceed 85% of the property value when it is re-inspected.

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 mortgage 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 method however, funds released by this method will not be available the same day.

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

Yorkshire Building Society is authorised and regulated by the Financial Services Authority. Branches & Agencies throughout the U.K.

Member of the Building Societies Association. Member of LINK.

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.

Head Office: Yorkshire House, Yorkshire Drive, Bradford BD5 8LJ. Member Contact Centre: 0845 1 200 200.

Website: www.ybs.co.uk



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