

Yorkshire Building Society €7.5bn Covered Bond Programme - Monthly Investor Report: June 2020

Administration

Name of issuer	Yorkshire Building Society
Name of RCB programme	Yorkshire Building Society €7.5 billion Global Covered Bond Programme
Name, job title and contact details of person validating this form	Richard Driver, Senior Manager - Treasury, rdriver@ybs.co.uk
Date of form submission	31/07/2020
Start Date of reporting period	01/06/2020
End Date of reporting period	30/06/2020
Web links - prospectus, transaction documents, loan-level data	https://www.ybs.co.uk/your-society/treasury/index.html#funding-programmes

Counterparties, Ratings

	Counterparty/ies	Fitch		Moody's	
		Rating trigger	Current rating	Rating trigger	Current rating
Covered bonds			AAA		Aaa
Issuer	Yorkshire Building Society		A-/F1		A3/P-2
Seller(s)	Yorkshire Building Society	< BBB-, < F2	A-/F1	< Baa3, < P-2	A3/P-2
Cash Manager	Yorkshire Building Society	< BBB-	A-/F1	<Baa1, < Baa2	A3/P-2
Back-up Cash Manager	n/a				
Account Bank	Yorkshire Building Society	< F1	A-/F1	< P-1	A3/P-2
Stand-by Account Bank	HSBC Bank plc	< F1	AA-/F1+	< P-1	Aa3/P-1
Servicer(s)	Yorkshire Building Society	< BBB-	A-/F1	<Baa1, < Baa2	A3/P-2
Back-up Servicer(s)	n/a				
Interest Rate Swap Provider	Yorkshire Building Society	< F3/BBB-	A-/F1	< P-2/A3	A3/P-2
Swap notional amount(s) (GBP)	5,205,949,365				
Swap notional maturity/ies	Loan balance zero				
LLP receive rate/margin	1.82%				
LLP pay rate/margin	1.91%				
Collateral posting amount(s) (GBP)	0				

Accounts, Ledgers

	Value as of End Date of reporting period	Value as of Start Date of reporting period	TARGETED VALUE
Revenue receipts / ledger			
Beg Balance	0	n/a	n/a
Third party payments	(100)	n/a	n/a
Interest on Mortgages	8,967,729	n/a	n/a
Interest on GIC	0	n/a	n/a
Interest on Sub Assets	0	n/a	n/a
Interest on Authorised Investments	0	n/a	n/a
Transfer from Coupon payment ledger	0	n/a	n/a
Other Revenue	360,473	n/a	n/a
Amounts transferred from / (to) Reserve Fund	0	n/a	n/a
Cash Capital Contribution deemed to be revenue	0	n/a	n/a
Net interest from / (to) Interest Rate Swap Provider	(424,504)	n/a	n/a
Interest (to) Covered Bond Swap Providers	(1,634,499)	n/a	n/a
Pre-funding of monthly swap payments / other payments	(669,435)	n/a	n/a
Interest paid on Covered Bonds without Covered Bonds Swaps	0	n/a	n/a
Deferred Consideration	(6,599,665)	n/a	n/a
Closing Balance	0	n/a	n/a
Principal receipts / ledger			
Beg Balance	0	n/a	n/a
Principal repayments under mortgages	61,467,170	n/a	n/a
Proceeds from Term Advances	0	n/a	n/a
Mortgages Purchased	0	n/a	n/a
Cash Capital Contributions deemed to be principal	0	n/a	n/a
Proceeds from Mortgage Sales	42,059,761	n/a	n/a
Principal payments to Covered Bonds Swap Providers	0	n/a	n/a
Principal paid on Covered Bonds without Covered Bonds Swaps	0	n/a	n/a
Capital Distribution	(103,726,931)	n/a	n/a
Closing Balance	0	n/a	n/a
Reserve receipts / ledger			
Beg Balance	7,819,251	n/a	n/a
Transfers to GIC	(700,000)	n/a	n/a
Interest on GIC	0	n/a	n/a
Reserve Required Amount movement	0	n/a	n/a
Transfers from GIC	0	n/a	n/a
Closing Balance	7,119,251	n/a	600,000
Capital Account receipts / ledger			
Beg Balance	3,482,655,363	n/a	n/a
Increase in loan balance due to Capitalised Interest	0	n/a	n/a
Increase in loan balance due to Further Advances	3,473,381	n/a	n/a
Increase in loan balance due to insurance & fees	65,871	n/a	n/a
Capital Contributions	0	n/a	n/a
Capital Distribution	(103,726,931)	n/a	n/a
Losses from Capital Contribution in Kind	0	n/a	n/a
Closing Balance	3,382,467,684	n/a	n/a

Asset Coverage Test

	Value	Description
A	4,590,618,494	Adjusted current balance
B	50,435,586	Principal collections not yet applied
C	0	Qualifying additional collateral
D	0	Substitute assets
E	n/a	Proceeds of sold mortgage loans
V	n/a	Set-off offset loans
W	n/a	Personal secured loans
X	n/a	Flexible draw capacity
Y	238,882,528	Set-off
Z	92,079,296	Negative carry
Total: A + B + C + D - (Y + Z)	4,310,092,256	
Method Used for Calculating "A" (note 1)		A (ii)
Asset Percentage (%)		88.00%
Maximum asset percentage from Fitch (%)		88.00%
Maximum asset percentage from Moody's (%)		90.50%
Maximum asset percentage from S&P (%)		n/a
Credit support as derived from ACT (GBP)	1,438,042,256	
Credit support as derived from ACT (%)		50.1%

Note 1

(i) Adjusted True Balance less deemed reductions. (ii) Arrears Adjusted True Balance less deemed Reductions multiplied by the Asset Percentage

Programme-Level Characteristics

	EUR
Programme Currency	
Programme size	7,500,000,000
Covered bonds principal amount outstanding (GBP, non-GBP series converted at swap FX rate)	2,872,050,000
Covered bonds principal amount outstanding (GBP, non-GBP series converted at current spot rate)	3,068,080,000
Cover pool balance (GBP)	5,217,923,577
GLC account balance (GBP)	66,212,678
Any additional collateral (please specify)	0
Any additional collateral (GBP)	0
Aggregate balance of off-set mortgages (GBP)	1,062,612,216
Aggregate deposits attaching to the cover pool (GBP)	238,882,528
Aggregate deposits attaching specifically to the off-set mortgages (GBP)	232,960,230
Nominal level of overcollateralisation (GBP)	2,345,873,577
Nominal level of overcollateralisation (%)	181.7%
Total Outstanding Current Balance of Mortgages in the Portfolio	5,217,923,577
Number of Mortgages in Pool	37,187
Average loan balance (GBP)	140,316
Weighted average indexed LTV (%)	54.59
Weighted average non-indexed LTV (%)	59.00
Weighted average seasoning (months)	58.65
Weighted average remaining term (months)	238.39
Weighted average interest rate (%)	2.16
Standard Variable Rate(s) (%)	4.49
Constant Pre-Payment Rate (% current month)	6.90
Constant Pre-Payment Rate (% quarterly average)	7.07
Principal Payment Rate (% current month)	11.41
Principal Payment Rate (% quarterly average)	11.61
Constant Default Rate (% current month)	0
Constant Default Rate (% quarterly average)	0
Fitch Discontinuity Factor (%)	4 (moderate risk)
Moody's Timely Payment Indicator	Probable
Moody's Collateral Score (%)	5.0 / 2.6

Mortgage Collections

Mortgage collections (scheduled - interest)	6,967,729
Mortgage collections (scheduled - principal)	19,804,616
Mortgage collections (unscheduled - interest)	0
Mortgage collections (unscheduled - principal)	30,630,970

Loan Redemptions & Replenishments Since Previous Reporting Date

	Number	% of total number	Amount (GBP)	% of total amount
Loan redemptions since previous reporting date	252	30.32%	21,856,808	18.41%
Loans bought back by seller(s)	579	69.68%	96,836,802	81.59%
of which are non-performing loans	3	0.52%	149,453	0.15%
of which have breached RGVs	0	0.00%	0	0.00%
Loans sold into the cover pool	0	n/a	0	n/a

Product Rate Type and Reversionary Profiles

	Number	% of total number	Amount (GBP)	% of total amount	Weighted average				
					Current rate	Remaining teaser period (month)	Current margin	Reversionary margin	Initial rate
Fixed at origination, reverting to SVR	30,031	80.76%	4,646,409,420	89.05%	2.12%	30.48	0.00%	0.00%	
Fixed at origination, reverting to Libor	0	0.00%	0	0.00%	0.00%		0.00%	0.00%	
Fixed at origination, reverting to tracker	0	0.00%	0	0.00%	0.00%		0.00%	0.00%	
Fixed for life	0	0.00%	0	0.00%	0.00%		0.00%	0.00%	
Tracker at origination, reverting to SVR	0	0.00%	0	0.00%	0.00%		0.00%	0.00%	
Tracker at origination, reverting to Libor	0	0.00%	0	0.00%	0.00%		0.00%	0.00%	
Tracker for life	2,876	7.73%	208,361,136	3.99%	1.86%		1.76%	1.76%	
SVR, including discount to SVR	4,280	11.51%	363,153,021	6.96%	2.82%		-1.66%	0.00%	
Libor	0	0.00%	0	0.00%	0.00%		0.00%	0.00%	
Total	37,187	100.00%	5,217,923,577	100.00%					

Stratifications

Arrears Breakdown	Number	% of Total Number	Amount	% of Total Amount
Current	37,030	99.58%	5,203,831,728	99.73%
0-1 month in arrears	90	0.24%	8,144,824	0.16%
1-2 months in arrears (greater than 1 month, includes 2 months)	24	0.06%	2,065,002	0.04%
2-3 months in arrears (greater than 2 months, includes 3 months)	14	0.04%	1,213,548	0.02%
3-6 months in arrears (greater than 3 months, includes 6 months)	27	0.07%	2,550,319	0.05%
6-12 months in arrears (greater than 6 months, includes 12 months)	2	0.01%	118,155	0.00%
12+ months in arrears (greater than 12 months)	0	0.00%	0	0.00%
Total	37,187	100.00%	5,217,923,577	100.00%

In response to the ongoing Covid-19 situation in the UK, it was announced on 20 March 2020 that mortgage borrowers impacted financially by Covid-19 should be offered a payment holiday for up to three months. Where borrowers have made a successful application, they are not considered to be in a payment shortfall and therefore any such missed payments will not be considered as arrears for the purposes of investor reporting.

More general information on the scheme can be found on the FCA website at <https://www.fca.org.uk/firms/mortgages-coronavirus-guidance-firms>

Current LTV (Non-Indexed)	Number	% of Total Number	Amount	% of Total Amount
0-50% - Non Indexed	18,626	50.09%	1,633,511,991	31.31%
50-55%	2,523	6.78%	439,464,957	8.42%
55-60%	2,575	6.92%	492,972,591	9.45%
60-65%	2,506	6.74%	497,082,137	9.53%
65-70%	2,111	5.68%	426,911,133	8.18%
70-75%	2,044	5.50%	401,840,544	7.70%
75-80%	2,110	5.67%	402,452,749	7.71%
80-85%	2,286	6.15%	476,446,577	9.13%
85-90%	1,633	4.39%	315,438,999	6.05%
90-95%	731	1.97%	124,935,174	2.39%
95-100%	39	0.10%	6,485,002	0.12%
100-105%	3	0.01%	381,723	0.01%
105-110%	0	0.00%	0	0.00%
110-125%	0	0.00%	0	0.00%
125%+	0	0.00%	0	0.00%
Total	37,187	100.00%	5,217,923,577	100.00%

Current LTV (Indexed as Defined in OC)	Number	% of Total Number	Amount	% of Total Amount
0-50% - Indexed	21,752	58.49%	2,100,590,928	40.26%
50-55%	2,369	6.37%	440,493,270	8.44%
55-60%	2,424	6.52%	483,440,978	9.27%
60-65%	2,121	5.70%	436,177,005	8.36%
65-70%	1,793	4.82%	367,915,273	7.05%
70-75%	1,734	4.66%	352,272,510	6.75%
75-80%	1,672	4.50%	351,171,902	6.73%
80-85%	1,670	4.49%	363,826,512	6.97%
85-90%	1,157	3.11%	231,294,053	4.43%
90-95%	468	1.26%	86,528,635	1.66%
95-100%	27	0.07%	4,012,509	0.08%
100-105%	0	0.00%	0	0.00%
105-110%	0	0.00%	0	0.00%
110-125%	0	0.00%	0	0.00%
125%+	0	0.00%	0	0.00%
Total	37,187	100.00%	£ 5,217,923,577	100.00%

Current outstanding balance of loan	Number	% of total number	Amount (GBP)	% of total amount
0-5,000	1,051	2.83%	1,967,995	0.04%
5,000-10,000	749	2.01%	5,573,882	0.11%
10,000-25,000	2,436	6.55%	43,083,137	0.83%
25,000-50,000	4,245	11.42%	158,858,975	3.04%
50,000-75,000	4,382	11.78%	274,556,182	5.26%
75,000-100,000	4,342	11.68%	379,351,686	7.27%
100,000-150,000	7,089	19.06%	876,022,842	16.79%
150,000-200,000	4,477	12.04%	774,306,904	14.84%
200,000-250,000	2,809	7.55%	626,591,288	12.01%
250,000-300,000	1,804	4.85%	493,945,329	9.47%
300,000-350,000	1,305	3.51%	421,309,992	8.07%
350,000-400,000	901	2.42%	337,678,531	6.47%
400,000-450,000	598	1.61%	253,179,275	4.85%
450,000-500,000	366	0.98%	172,707,946	3.31%
500,000-500,000	318	0.86%	172,464,119	3.31%
600,000-700,000	173	0.47%	111,531,314	2.14%
700,000-800,000	72	0.19%	53,425,594	1.02%
800,000-900,000	46	0.12%	38,768,771	0.74%
900,000-1,000,000	24	0.06%	22,599,815	0.43%
1,000,000 +	0	0.00%	0	0.00%
Total	37,187	100.00%	£ 5,217,923,577	100.00%

Regional Distribution	Number	% of Total Number	Amount	% of Total Amount
East Anglia	1,129	3.04%	169,348,103	3.24%
East Midlands	1,938	5.21%	278,849,055	5.34%
Greater London	3,554	9.56%	964,426,446	18.48%
Northern Ireland	185	0.50%	18,679,691	0.36%
North	1,976	5.31%	192,720,575	3.69%
North West	5,718	15.38%	623,175,440	11.94%
Scotland	4,585	12.33%	484,674,591	9.29%
South East	4,471	12.02%	932,415,946	17.87%
South West	1,822	4.90%	272,948,859	5.23%
Wales	1,465	3.94%	151,765,247	2.91%
West Midlands	2,213	5.95%	306,113,429	5.87%
Yorkshire and Humberside	8,131	21.87%	822,906,195	15.77%
Other	0	0.00%	0	0.00%
Total	37,187	100.00%	£ 5,217,923,577	100.00%

Repayment type	Number	% of total number	Amount (GBP)	% of total amount
Capital repayment	26,724	71.86%	4,033,010,131	77.29%
Part-and-part	0	0.00%	0	0.00%
Interest-only	1,006	2.71%	122,301,230	2.34%
Offset	9,457	25.43%	1,062,612,216	20.36%
Total	37,187	100.00%	£ 5,217,923,577	100.00%

Seasoning	Number	% of total number	Amount (GBP)	% of total amount
0-12 months	2,071	5.57%	438,646,085	8.41%
12-24 months	5,386	14.48%	1,096,157,201	21.01%
24-36 months	4,720	12.49%	960,292,800	18.40%
36-48 months	3,294	8.86%	610,661,766	11.70%
48-60 months	2,493	6.70%	416,204,860	7.98%
60-72 months	2,766	7.44%	413,885,540	7.93%
72-84 months	2,477	6.66%	342,839,974	6.57%
84-96 months	297	0.80%	31,410,815	0.60%
96-108 months	769	2.07%	84,971,919	1.63%
108-120 months	853	2.29%	87,326,272	1.67%
120-150 months	1,669	4.49%	152,427,440	2.92%
150-180 months	4,698	12.63%	335,438,182	6.43%
180+ months	5,694	15.31%	247,660,622	4.75%
Total	37,187	100.00%	£ 5,217,923,577	100.00%

Interest payment type	Number	% of total number	Amount (GBP)	% of total amount
Fixed	30,031	80.76%	4,646,409,420	89.05%
SVR	4,280	11.51%	363,153,021	6.96%
Tracker	2,876	7.73%	208,361,136	3.99%
Other (please specify)	0	0.00%	0	0.00%
Total	37,187	100.00%	£ 5,217,923,577	100.00%

Loan purpose type	Number	% of total number	Amount (GBP)	% of total amount
Owner-occupied	37,187	100.00%	5,217,923,577	100.00%
Buy-to-let	0	0.00%	0	0.00%
Second home	0	0.00%	0	0.00%
Total	37,187	100.00%	£ 5,217,923,577	100.00%

Income verification type	Number	% of total number	Amount (GBP)	% of total amount
Fully verified	37,187	100.00%	5,217,923,577	100.00%
Fast-track	0	0.00%	0	0.00%
Self-certified	0	0.00%	0	0.00%
Total	37,187	100.00%	£ 5,217,923,577	100.00%

Remaining term of loan	Number	% of total number	Amount (GBP)	% of total amount
0-30 months	1,545	4.15%	64,450,341	1.24%
30-60 months	1,910	5.14%	74,721,774	1.43%
60-120 months	7,141	19.20%	453,867,334	8.70%
120-180 months	6,883	18.51%	790,311,958	15.15%
180-240 months	7,001	18.83%	1,146,019,053	21.96%
240-300 months	6,758	18.17%	1,368,109,873	26.22%
300-360 months	3,760	10.11%	824,802,745	15.81%
360+ months	2,189	5.89%	495,640,500	9.50%
Total	37,187	100.00%	£ 5,217,923,577	100.00%

Employment status	Number	% of total number	Amount (GBP)	% of total amount
Employed	30,594	82.27%	4,772,165,022	91.46%
Self-employed	1,039	2.79%	175,016,212	3.35%
Unemployed	67	0.18%	5,905,306	0.11%
Retired	318	0.86%	17,711,332	0.34%
Guarantor	0	0.00%	0	0.00%
Other	5,169	13.90%	247,125,706	4.74%
Total	37,187	100.00%	£ 5,217,923,577	100.00%

Covered Bonds Outstanding, Associated Derivatives (please disclose for all bonds outstanding)

Series	9	11	12	13	14	15
Issue date	11/06/14	10/11/15	11/04/17	19/11/18	08/05/19	21/11/19
Original rating (Moody's/Fitch)	Aa1/Aa+	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA
Current rating (Moody's/Fitch)	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA
Denomination	EUR	EUR	EUR	GBP	EUR	GBP
Amount at issuance	500,000,000	500,000,000	500,000,000	500,000,000	500,000,000	750,000,000
Amount outstanding	500,000,000	500,000,000	500,000,000	500,000,000	500,000,000	750,000,000
FX swap rate (rate:€1)	1.230	1.401	1.172	n/a	1.158	n/a
Maturity type (hard/soft-bullet/pass-through)	soft-bullet	soft-bullet	soft-bullet	soft-bullet	soft-bullet	soft-bullet
Scheduled final maturity date	11/06/21	10/11/22	11/04/23	20/11/23	08/05/24	21/11/24
Legal final maturity date	11/06/22	10/11/23	11/04/24	19/11/24	08/05/25	21/11/25
SIN	X51076256400	X5118364731	X51594364033	X51910867081	X51991186500	X52080769909
Stock exchange listing	London	London	London	London	London	London
Coupon payment frequency	Annual	Annual	Annual	Quarterly	Annual	Quarterly
Coupon payment date	11th	10th	11th	19th	8th	21st
Coupon (rate if fixed, margin and reference rate if floating)	1.250%	0.750%	0.375%	0.600% / SONIA	0.125%	0.580% / SONIA
Margin payable under extended maturity period (%)	0.220%	0.250%	0.100%	0.600%	0.150%	0.580%
Swap counterparty/ies	Natixis	HSBC Bank Plc	Natixis	n/a	Natixis	n/a
Swap notional denomination	EUR	EUR	EUR	n/a	EUR	n/a
Swap notional amount	500,000,000	500,000,000	500,000,000	n/a	500,000,000	n/a
Swap notional maturity	11/06/21	10/11/22	11/04/23	n/a	08/05/24	n/a
LLP receive rate/margin	1.250%	0.750%	0.375%	n/a	0.125%	n/a
LLP pay rate/margin	0.6% / 3m Libor	0.799% / 3m Libor	0.6325% / 3m Libor	n/a	0.535% / 3m Libor	n/a
Collateral posting amount	0	0	0	n/a	0	n/a

Programme Triggers

Counterparty / Events	Summary of Event	Trigger (Moody's, Fitch: short-term, long-term)	Trigger breached (yes/no)	Consequence of a trigger breach
Issuer Event of Default	Issuer failure to pay, insolvency, etc	Issuer failure to pay, insolvency, etc	No	Triggers a Notice to Pay on the LLP
Seller / Transfer of Legal Title	Seller long term ratings fall below Trigger	Long term: Baa3 (Moody's), BBB- (Fitch)	No	Details of the Borrowers with Loans to be delivered to the LLP, the Security Trustee (upon request) and the Rating Agencies
Seller / CB Collection Account	Seller long term ratings fall below Trigger	Short term: P-2 (Moody's), F2 (Fitch)	No	Set up a separate CB Collection Account
Account Bank	Account Bank long and short term ratings fall below Trigger	Short term: P-1 (Moody's), F1 (Fitch)	Yes	GIC Account and Transaction account to be closed with the credit transferred to the Stand-by GIC Account and Stand-by Transaction Account
Stand-by Account Bank	Standby Account Bank long and short term ratings fall below Trigger	Short term: P-1 (Moody's), F1 (Fitch)	No	Move to higher rated bank/guarantee required
Servicer (appointment of Back-up Servicer)	Servicer long term rating fall below Trigger	Long term: Baa1 (Moody's), BBB- (Fitch)	No	Appointment of the Back-up Servicer
Servicer (transfer servicing obligation)	Servicer long term rating fall below Trigger	Long term: Baa3 (Moody's)	No	Transfer servicing obligation to the Back-up Servicer
Cash Manager (appointment of Back-up Cash Manager)	Cash Manager long term ratings fall below Trigger	Long term: Baa1 (Moody's)	No	Appointment of the Back-up Cash Manager
Cash Manager (transfer cash management obligation)	Cash Manager long term ratings fall below Trigger	Long term: Baa3 (Moody's), BBB- (Fitch)	No	Transfer cash management obligation to the Back-up Cash Manager. The Asset Monitor to report on arithmetic accuracy of the Asset Coverage Test.
Cash Manager Relevant Event	Cash Manager long term ratings fall below Trigger	Long term: Baa1 (Moody's)	No	Seller to pre-fund the LLP with the coupon amount due in respect of the covered bonds
Interest Rate Swap Provider	Interest Rate Swap provider ratings fall below Trigger	Replacement Trigger Short term: P-2 (Moody's), F3(Fitch) Long term: A3 (Moody's), BBB- (Fitch)	No	Replace Interest Rate Swap Provider or procure co-obligor or guaranteee from sufficiently rated counterparty
Covered Bond Swap Provider - CB9	Covered Bond Swap Provider ratings fall below Trigger	Replacement Trigger Short term: P-2 (Moody's), F3 (Fitch) Long term: A3 (Moody's), BBB- (Fitch)	No	Replace Swap Provider with sufficiently rated counterparty
Covered Bond Swap Provider - CB11	Covered Bond Swap Provider ratings fall below Trigger	Replacement Trigger Short term: N/A (Moody's), F3 (Fitch) Long term: BBB- (Fitch), Counterparty Risk Assessment: Baa1 (Moody's)	No	Replace Swap Provider with sufficiently rated counterparty
Covered Bond Swap Provider - CB12	Covered Bond Swap Provider ratings fall below Trigger	Replacement Trigger Short term: N/A (Moody's), F3 (Fitch) Long term: BBB- (Fitch), Counterparty Risk Assessment: Baa1 (Moody's)	No	Replace Swap Provider with sufficiently rated counterparty
Covered Bond Swap Provider - CB14	Covered Bond Swap Provider ratings fall below Trigger	Replacement Trigger Short term: N/A (Moody's), F3 (Fitch) Long term: BBB- (Fitch), Counterparty Risk Assessment: Baa1 (Moody's)	No	Replace Swap Provider with sufficiently rated counterparty
LLP Event of Default	LLP failure to pay, Amortisation Test failure, etc	LLP failure to pay, Amortisation Test failure, etc	No	Bonds becoming immediately due and payable