

# Five Year Fixed Rate Large Loan

**dudley**  
your Building Society

## Interest Rates

**3.29%**

Representing a Fixed Rate of 3.29% for the first five years, changing to our Standard Variable Rate which is currently 4.99%

**4.6% APRC** (The overall cost for comparison)

## Main Features

Available for: Purchase and Remortgage

Min/Max Adv: £1,000,000/£2,500,000

Max Loan To Value: 80% for loans between £1.0m - £1.5m (including arrangement fee)  
70% for loans between £1.51m - £2.5m (including arrangement fee)

Arrangement Fee: £499 (If the arrangement fee is added to the loan; the Loan to Value must not exceed 80%)

Valuation Fee: Payable on application. See Valuation Fee leaflet.

Application Fee: £125

Early Repayment Charge (ERC): 3% in the first two years and 1% for the remaining three years

Overpayments: 10% of the advance amount can be repaid per annum for five years without incurring a charge. A 3% charge is due on any amount repaid that exceeds 10% per annum for the first two years and a 1% charge is due on any amount that exceeds 10% per annum for the remaining three years

Restrictions: This mortgage must be repaid on a capital & interest basis

Other Features: N/A

## Representative Example

A mortgage of **£1,250,000** payable over **35** years initially on a fixed rate for **5** years at **3.29%** and then on our current Standard Variable Rate of **4.99%** (variable) for the remaining **30** years would require **60** monthly payments of **£5,015.20** and **360** monthly payments of **£6,147.88** plus one initial interest payment of **£3,492.81**.

The total amount payable would be **£2,519,615.61** made up of the loan amount plus interest (**£1,267,641.61**) and Arrangement fee (**£499**), Valuation Fee (**£1,200**) CHAPS Fee (**£25**), Application Fee (**£125**) and Discharge Fee (**£125**).

**The overall cost for comparison is 4.6% APRC representative.**

## Additional Notes

- This mortgage summary should be read in conjunction with the Terms and Conditions.
- All Dudley Building Society mortgage products are subject to limited availability and may be withdrawn at the Society's discretion
- Fees and rates may vary according to the individual case. Fees and rates will be confirmed upon application.

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