



Pre-application enquiries please call the broker support team on **01664 414144**.

Applications being processed please call the lending team on **01664 414141**.

[www.themeltonbrokers.co.uk](http://www.themeltonbrokers.co.uk)

## Intermediary Product Guide

Updated 19 January 2022

### Residential Fixed

TYPE	MAX LTV	CURRENT PAY RATE	PRODUCT	PRODUCT CODE	AVAILABILITY	APP FEE	COMP FEE	ERCS	PROC FEE (Min £150)		ADDITIONAL FEATURES AND CRITERIA
						(non-refundable)			Gross	Net	
Residential	75%	2.09%	A fixed rate of 2.09% to 31 January 2024, reverting to our SVR, currently 4.99% for the remaining <b>term</b> of the mortgage.	FIX 163	Purchase, remortgage	n/a	n/a	2% until 30/1/23; 1% until 30/1/24	0.40%	0.38%	Fees Assisted Legals on standard remortgage (terms apply - see our website for full details)
Residential	75%	2.29%	A fixed rate of 2.29% to 31 January 2027, reverting to our SVR, currently 4.99% for the remaining <b>term</b> of the mortgage.	FIX 174	Purchase, remortgage	£199	n/a	5% until 31/1/23; 4% until 31/1/24; 3% until 31/1/25; 2% until 31/1/26; 1% until 31/1/27			Fees Assisted Legals on standard remortgage (terms apply - see our website for full details)
Residential	80%	2.25%	A fixed rate of 2.25% to 31 January 2024, reverting to our SVR, currently 4.99% for the remaining <b>term</b> of the mortgage.	FIX 164	Purchase, remortgage	n/a	n/a	2% until 30/1/23; 1% until 30/1/24			Fees Assisted Legals on standard remortgage (terms apply - see our website for full details) Minimum loan £25k
Residential	80%	2.45%	A fixed rate of 2.45% to 31 January 2027, reverting to our SVR, currently 4.99% for the remaining <b>term</b> of the mortgage.	FIX 175	Purchase, remortgage	£199	n/a	5% until 31/1/23; 4% until 31/1/24; 3% until 31/1/25; 2% until 31/1/26; 1% until 31/1/27			Fees Assisted Legals on standard remortgage (terms apply - see our website for full details) Minimum loan £25k
Residential	85%	2.59%	A fixed rate of 2.59% to 31 January 2027, reverting to our SVR, currently 4.99% for the remaining <b>term</b> of the mortgage.	FIX 176	Purchase, remortgage	£199	n/a				Not available for flats Minimum loan £100k
Residential	85%	2.35%	A fixed rate of 2.35% to 29 February 2024, reverting to our SVR, currently 4.99% for the remaining <b>term</b> of the mortgage.	FIX 172	Purchase, remortgage	n/a	n/a	2% until 28/2/23; 1% until 29/2/24			Not available for flats Minimum loan £100k Free basic valuation provided (terms apply)
Residential	90%	2.89%	A fixed rate of 2.89% to 31 January 2027, reverting to our SVR, currently 4.99% for the remaining <b>term</b> of the mortgage.	FIX 177	Purchase, remortgage	£199	n/a	5% until 31/1/23; 4% until 31/1/24; 3% until 31/1/25; 2% until 31/1/26; 1% until 31/1/27			Not available for flats Minimum loan £150k
Residential	90%	2.49%	A fixed rate of 2.49% to 29 February 2024, reverting to our SVR, currently 4.99% for the remaining <b>term</b> of the mortgage.	FIX 173	Purchase, remortgage	n/a	n/a	2% until 28/2/23; 1% until 29/2/24			Not available for flats Minimum loan £150k Free basic valuation provided (terms apply)

For full product details please visit your sourcing system

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## Residential Discounted

TYPE	MAX LTV	CURRENT PAY RATE	PRODUCT	PRODUCT CODE	AVAILABILITY	APP FEE	COMP FEE	ERCs	PROC FEE (Min £150)		ADDITIONAL FEATURES AND CRITERIA
						(non-refundable)			Gross	Net	
Residential	75%	1.99%	A discount of 3.00% for the <b>term</b> of the mortgage, giving a current rate payable of 1.99%.	DISC 049	Purchase, remortgage	n/a	n/a	3% year 1; 2% year 2; 1% year 3	0.40%	0.38%	Fees Assisted Legals on standard remortgage (terms apply - see our website for full details) Switch to Fixed Rate at any time without ERC's <b>Also available on interest only up to 60% LTV</b> Right to Buy - repayment only, Max 65% LTV, Max 100% of discounted purchase price
Residential	60%	4.99%	The Society's Standard Variable Rate, currently 4.99%, for the <b>term</b> of the mortgage.	SVR007	Purchase, remortgage	£99	1.5%	n/a			<b>Short term finance</b> <b>Available on an interest only</b> and capital and interest repayment basis or a combination of the two

## Retirement Interest Only

TYPE	MAX LTV	CURRENT PAY RATE	PRODUCT	PRODUCT CODE	AVAILABILITY	APP FEE	COMP FEE	ERCs	PROC FEE (Min £150)		ADDITIONAL FEATURES AND CRITERIA
						(non-refundable)			Gross	Net	
Residential	50%	2.99%	A discount of 2.00% for the <b>term</b> of the mortgage, giving a current rate payable of 2.99%.	DISC 050	Purchase, remortgage	£199	£199	5% year 1; 4% year 2; 3% year 3; 2% year 4; 1% year 5	0.45%	0.40%	Minimum age 65 at application for all borrowers Property & Financial Lasting Power of Attorney must be registered within 12 months of completion of the mortgage

## Shared Ownership

TYPE	MAX LTV	CURRENT PAY RATE	PRODUCT	PRODUCT CODE	AVAILABILITY	APP FEE	COMP FEE	ERCs	PROC FEE (Min £150)		ADDITIONAL FEATURES AND CRITERIA
						(non-refundable)			Gross	Net	
Residential	95%	3.79%	A fixed rate of 3.79% to 31 January 2027, reverting to our SVR, currently 4.99% for the remaining <b>term</b> of the mortgage.	FIX 178	Purchase, remortgage	n/a	n/a	5% until 31/1/23; 4% until 31/1/24; 3% until 31/1/25; 2% until 31/1/26; 1% until 31/1/27	0.40%	0.38%	Free basic valuation Minimum loan £100k
Residential	95%	3.49%	A fixed rate of 3.49% to 31 January 2024, reverting to our SVR, currently 4.99% for the remaining <b>term</b> of the mortgage.	FIX 171	Purchase, remortgage	£199	n/a	2% until 31/1/23; 1% until 31/1/24			Free basic valuation Minimum loan £100k

# Self Build and Renovation

TYPE	MAX LTV	CURRENT PAY RATE	PRODUCT	PRODUCT CODE	AVAILABILITY	APP FEE	COMP FEE	ERCs	PROC FEE (Min £150)		ADDITIONAL FEATURES AND CRITERIA
						(non-refundable)			Gross	Net	
<b>Standard Self Build and Renovation</b>	75%	4.09%	A discount of 0.90% for <b>36</b> months, giving a current rate payable of 4.09%. Followed by our SVR, currently 4.99% for the remaining term of the mortgage.	SB 048	Final LTV <75%	£500	0.50%	3% year 1; 2% year 2; 1% year 3	0.50%	0.45%	On receipt of completion cert and final inspection can have a scheme transfer to another product and ERCs will be waived (subject to eligibility)  Family Assist available - Parental Deposit repaid as a final stage payment on completion of the build, subject to final end value being 75% or lower
<b>Short Term Self Build</b>	75%	4.09%	A discount of 0.90% off the Society's Standard Variable Rate, currently 4.99%, for the <b>term</b> of the mortgage.	SB 050	Final LTV <75%	£500	1%	n/a			<b>Short term finance</b> - maximum term 5 years.  On receipt of completion cert and final inspection can have a scheme transfer to another product (subject to eligibility)
<b>Eco Self Build</b>	75%	3.79%	A discount of 1.20% for <b>36</b> months, giving a current rate payable of 3.79%. Followed by our SVR, currently 4.99% for the remaining term of the mortgage.	SB 049	Final LTV <75%	£500	0.50%	3% year 1; 2% year 2; 1% year 3			On receipt of final completion certs can have a scheme transfer to another product and ERC's will be waived (subject to eligibility).  Available for self build, renovation and conversion where an EPC rating of A or B is expected to be achieved and where at least one renewable energy feature has been designed into the build
<b>Standard Self Build and Renovation</b>	50%	3.49%	A discount of 1.50% for <b>36</b> months, giving a current rate payable of 3.49%. Followed by our SVR, currently 4.99% for the remaining term of the mortgage.	SB 051	Final LTV <50%	£500	0.50%				On receipt of final completion certs can have a scheme transfer to another product and ERC's will be waived (subject to eligibility).

# Buy to Let

TYPE	MAX LTV	CURRENT PAY RATE	PRODUCT	PRODUCT CODE	AVAILABILITY	APP FEE	COMP FEE	ERCS	PROC FEE (Min £150)		ADDITIONAL FEATURES AND CRITERIA	
						(non-refundable)			Gross	Net		
Buy to Let	60%	2.19%	A variable rate, currently 4.99%, with a discount of 2.80% for the <b>term</b> of the mortgage, giving a current rate of 2.19%.	BTL 081	Purchase, remortgage	n/a	n/a	5% year 1; 4% year 2; 3% year 3; 2% year 4; 1% year 5	0.45%	0.40%		
Consumer Buy to Let	60%	2.19%	A variable rate, currently 4.99%, with a discount of 2.80% for the <b>term</b> of the mortgage, giving a current rate of 2.19%.	BTL 104	Purchase, remortgage	n/a	n/a					
Family Buy to Let	60%	2.99%	A variable rate, currently 4.99%, with a discount of 2.00%, for the <b>term</b> of the mortgage, giving a current rate of 2.99%.	BTL 069	Purchase, remortgage	n/a	n/a					
Buy to Let	75%	2.29%	A fixed rate of 2.29% to 31 January 2024, reverting to our SVR, currently 4.99% for the remaining <b>term</b> of the mortgage.	BTL 113	Purchase, remortgage	£199	£399	2% until 30/1/23; 1% until 30/1/24				Maximum 60% LTV on leasehold
Buy to Let	75%	1.99%	A discount of 3.00% for <b>24</b> months, giving a current rate payable of 1.99%. Followed by our SVR, currently 4.99%, for the remaining term of the mortgage.	BTL 094	Purchase, remortgage	£199	£399	2% year 1; 1% year 2				Maximum 60% LTV on leasehold
Consumer Buy to Let	75%	2.49%	A variable rate, currently 4.99%, with a discount of 2.50% for the <b>term</b> of the mortgage, giving a current rate of 2.49%.	BTL 103	Purchase, remortgage	n/a	£399	5% year 1; 4% year 2; 3% year 3; 2% year 4; 1% year 5				Maximum 60% LTV on leasehold
Family Buy to Let	75%	3.29%	A variable rate, currently 4.99%, with a discount of 1.7%, for the <b>term</b> of the mortgage, giving a current rate of 3.29%.	BTL 068	Purchase, remortgage	£199	£399	5% year 1; 4% year 2; 3% year 3; 2% year 4; 1% year 5				Maximum 60% LTV on leasehold
Holiday Buy to Let	75%	3.39%	A discount of 1.60% for <b>24</b> months, giving a current rate payable of 3.39%. Followed by our SVR, currently 4.99%, for the remaining term of the mortgage.	BTL 107 Non-Reg BTL 109 Regulated	Purchase, remortgage	£199	£599	2% year 1; 1% year 2				Maximum 60% LTV on leasehold
Holiday Buy to Let	75%	3.49%	A fixed rate of 3.49% to 31 March 2024, reverting to our SVR, currently 4.99% for the remaining <b>term</b> of the mortgage.	BTL 117 Non-Reg BTL 116 Regulated	Purchase, remortgage	£199	£1,299	2% until 31/3/23; 1% until 31/3/24				Maximum 60% LTV on leasehold

# Product Transfers for Existing Customers

## Residential Discounted

TYPE	MAX LTV	CURRENT PAY RATE	PRODUCT	PRODUCT CODE	AVAILABILITY	APP FEE	COMP FEE	ERCS	PROC FEE (Min £150)		ADDITIONAL FEATURES
						(non-refundable)			Gross	Net	
Product Transfer	95%	2.99%	A discount of 2.00% for the <b>term</b> of the mortgage, giving a current rate payable of 2.99%.	STDR 116	Product Transfer Only	N/A	N/A	3% year 1; 2% year 2; 1% year 3	0.26%	0.25%	Shared Ownership also accepted Interest only available up to 60% LTV
Product Transfer	90%	2.49%	A discount of 2.50% for the <b>term</b> of the mortgage, giving a current rate payable of 2.49%.	STDR 114	Product Transfer Only	N/A	N/A				Shared Ownership also accepted Interest only available up to 60% LTV
Product Transfer	80%	2.29%	A discount of 2.70% for the <b>term</b> of the mortgage, giving a current rate payable of 2.29%.	STDR 113	Product Transfer Only	N/A	N/A				Shared Ownership also accepted Interest only available up to 60% LTV
Product Transfer	75%	1.99%	A discount of 3.00% for the <b>term</b> of the mortgage, giving a current rate payable of 1.99%.	STDR 117	Product Transfer Only	N/A	N/A				Shared Ownership also accepted Interest only available up to 60% LTV
Product Transfer	65%	1.69%	A discount of 3.30% for <b>36</b> months, giving a current rate payable of 1.69%. Followed by our SVR, currently 4.99% for the remaining term of the mortgage.	STDR 118	Product Transfer Only	N/A	N/A				Shared Ownership also accepted Interest only available up to 60% LTV
Product Transfer	50%	1.39%	A discount of 3.60% for <b>36</b> months, giving a current rate payable of 1.39%. Followed by our SVR, currently 4.99% for the remaining term of the mortgage.	STDR 119	Product Transfer Only	N/A	N/A				Shared Ownership also accepted Interest only available

## Self Build

TYPE	MAX LTV	CURRENT PAY RATE	PRODUCT	PRODUCT CODE	AVAILABILITY	APP FEE	COMP FEE	ERCS	PROC FEE (Min £150)		ADDITIONAL FEATURES
						(non-refundable)			Gross	Net	
Self Build Standard Product Transfer	75%	4.59%	A discount of 0.40% for 36 months, giving a current rate payable of 4.59%. Followed by our SVR, currently 4.99% for the remaining <b>term</b> of the mortgage.	STDR 115	Product Transfer Only	N/A	N/A	3% year 1; 2% year 2; 1% year 3	0.26%	0.25%	Funds released after each stage Portable Overpayments Interest only available

## Residential Fixed

TYPE	MAX LTV	CURRENT PAY RATE	PRODUCT	PRODUCT CODE	AVAILABILITY	APP FEE	COMP FEE	ERCS	PROC FEE (Min £150)		ADDITIONAL FEATURES	
						(non-refundable)			Gross	Net		
Product Transfer	95%	3.15%	A fixed rate of 3.15% to 31 January 2025, reverting to our SVR, currently 4.99% for the remaining <b>term</b> of the mortgage.	STFX 126	Product Transfer Only	N/A	N/A	3% until 31/1/23; 2% until 31/1/24; 1% until 31/1/25	0.26%	0.25%	Shared Ownership also accepted Interest only available up to 60% LTV	
Product Transfer	90%	2.59%	A fixed rate of 2.59% to 31 January 2025, reverting to our SVR, currently 4.99% for the remaining <b>term</b> of the mortgage.	STFX 125	Product Transfer Only	N/A	N/A				Shared Ownership also accepted Interest only available up to 60% LTV	
Product Transfer	80%	2.45%	A fixed rate of 2.45% to 31 January 2025, reverting to our SVR, currently 4.99% for the remaining <b>term</b> of the mortgage.	STFX 124	Product Transfer Only	N/A	N/A				Shared Ownership also accepted Interest only available up to 60% LTV	
Product Transfer	75%	2.55%	A fixed rate of 2.55% to 31 January 2027, reverting to our SVR, currently 4.99% for the remaining <b>term</b> of the mortgage.	STFX 128	Product Transfer Only	N/A	N/A				5% until 31/1/23; 4% until 31/1/24; 3% until 31/1/25; 2% until 31/1/26; 1% until 31/1/27	Shared Ownership also accepted Interest only available up to 60% LTV
Product Transfer	75%	2.35%	A fixed rate of 2.35% to 31 January 2025, reverting to our SVR, currently 4.99% for the remaining <b>term</b> of the mortgage.	STFX 123	Product Transfer Only	N/A	N/A				3% until 31/1/23; 2% until 31/1/24; 1% until 31/1/25	Shared Ownership also accepted Interest only available up to 60% LTV
Product Transfer	60%	2.09%	A fixed rate of 2.09% to 31 January 2027, reverting to our SVR, currently 4.99% for the remaining <b>term</b> of the mortgage.	STFX 127	Product Transfer Only	N/A	N/A				5% until 31/1/23; 4% until 31/1/24; 3% until 31/1/25; 2% until 31/1/26; 1% until 31/1/27	Shared Ownership also accepted Interest only available
Product Transfer	60%	1.99%	A fixed rate of 1.99% to 31 January 2025, reverting to our SVR, currently 4.99% for the remaining <b>term</b> of the mortgage.	STFX 122	Product Transfer Only	N/A	N/A				3% until 31/1/23; 2% until 31/1/24; 1% until 31/1/25	Shared Ownership also accepted Interest only available

## Buy to Let

TYPE	MAX LTV	CURRENT PAY RATE	PRODUCT	PRODUCT CODE	AVAILABILITY	APP FEE	COMP FEE	ERCS	PROC FEE (Min £150)		ADDITIONAL FEATURES
						(non-refundable)			Gross	Net	
BTL Product Transfer	75%	2.19%	A discount of 2.80% for the <b>term</b> of the mortgage, giving a current rate payable of 2.19%.	BTL 083	Product Transfer Only	N/A	N/A	5% year 1; 4% year 2; 3% year 3; 2% year 4; 1% year 5	0.26%	0.25%	Interest only available
Consumer BTL Product Transfer	75%	2.19%	A discount of 2.80% for the <b>term</b> of the mortgage, giving a current rate payable of 2.19%.	BTL 082	Product Transfer Only	N/A	N/A				Interest only available
Family BTL Product Transfer	75%	2.99%	A discount of 2.00% for the <b>term</b> of the mortgage, giving a current rate payable of 2.99%. BTL 087	BTL 087	Product Transfer Only	N/A	N/A				Interest only available
Holiday BTL Product Transfer	75%	2.49%	A discount of 2.50% for the <b>term</b> of the mortgage, giving a current rate payable of 2.49%.	BTL 032 Non-Reg	Product Transfer Only	N/A	N/A				Interest only available

## General Criteria

(Other lending criteria may apply, please see our Lending Criteria Guidelines for further details)

	Residential		Buy to Let			Self Build	
	Purchase/ remortgage	Shared Ownership	Standard	Holiday	Family	Standard/Eco	Advance
			Rental Income				
<b>Affordability</b>	Affordability calculator applies		145% of 5.5%	130% of 5.5%	145% of 5.5%	Affordability calculator applies	
<b>Minimum age</b>	18		25			25	
<b>Max age at end of term</b>	80 (if retired see Age Requirements)		No Max	No Max	80	80 (if retired see Age Requirements)	
<b>Max no applicants</b>	4						
<b>Location</b>	England and Wales						
<b>Min loan</b>	£25,000 (Short term finance £100,000)	£100,000	£25,000			£100,000	
<b>Max loan/LTV</b> <i>Restrictions apply to New Build properties. Please refer to Lending Criteria Guidelines.</i>	£300k/90-95% £400k/80-90% £500k/75-80% £1m/up to 75% Max 60% within London £250k/65% RTB	£250k/95% of share (max 75% LTV)	£500k / 75% (60% for leasehold property)			£1m/ 75% £250k/75% for Family Assist	£350k/ 75%
<b>Min term</b>	5 (Short term finance 12 months)						
<b>Max term</b>	40 (Short term finance 5 years)						
<b>Repayment method</b>	Capital and Interest, Interest Only, Part and Part						
<b>FTB</b>	Yes (Short term finance No)					Yes	
<b>Min income</b>	N/A		£25k	£25k	£25k	N/A	
<b>Employment</b>	Continuous employment for 12 months, current employment 3 months, permanent, not in probation.						
<b>Self employment</b>	Minimum 24 months trading						
<b>Income verification</b>	Employed: 3 months payslips, employment reference where overtime/bonus is included Self employed: 2 years accounts (1 year for BTL applications) plus projection and qualified account's reference SA302 acceptable below 75% LTV for last 2 years and Tax Year Overviews Buy to Let: SA302 acceptable to evidence income for self employed						
<b>Other requirements</b>	Full credit search, proof of residency for last 12 months, proof of identity (provided by intermediary), proof of mortgage/rent payments, proof of income, last 3 months bank statements, proof of deposit for purchases						
<b>Property</b>	Traditionally built houses, bungalows and leasehold flats. Exclusions: non standard construction, properties affected by subsidence, flats in blocks greater than 4 floors, BTL Leasehold properties greater than 60% LTV						
<b>Min property val</b>	£90k						
<b>Valuations</b>	Desktop valuations up to 75% LTV subject to meeting criteria. Physical valuations arranged where DV criteria not met and for all applications above 75% LTV						
<b>Solicitors</b>	The Group operates a panel of solicitors and licensed conveyancers, which is managed by LMS. New firms may be added (terms apply). Applicant to pay all fees direct to solicitor						
<b>Buildings insurance</b>	Required, arranged by applicant						

## Valuation Fee

(non refundable)

Standard Application Purchase price / Value	Basic	RICS* Homebuyer
£80,001 - £100,000	£170.00	£375.00
£100,001 - £120,000	£190.00	£400.00
£120,001 - £150,000	£210.00	£450.00
£150,001 - £200,000	£240.00	£500.00
£200,001 - £250,000	£260.00	£550.00
£250,001 - £300,000	£290.00	£600.00
£300,001 - £350,000	£330.00	£650.00
£350,001 - £400,000	£360.00	£700.00
£400,001 - £450,000	£410.00	£750.00
£450,001 - £500,000	£450.00	£800.00
£500,001 - £700,000	£580.00	£950.00
£700,001 - £900,000	£690.00	£1,045.00
£900,001 - £1,100,000	£820.00	by arrangement
£1,100,001 - £1,250,000	£920.00	
£1,250,001 - £1,500,000	£1100.00	
£1,500,001 - £1,750,000	£1250.00	
£1,750,001 - £2,000,000	£1450.00	

\*The RICS valuation fee may vary and the figures quoted are a guide only. We will confirm to you the cost of the RICS valuation.

Self Build Valuation Fees	Basic
up to £250,000	£360
£250,001 - £500,000	£500
£500,001 - £750,000	£700
£750,001 - £1,000,000	£900
£1,000,001 - £1,250,000	£1,100
£1,250,001 - £1,500,000	£1,300
£1,500,001 - £1,750,000	£1,550
£1,750,001 - £2,000,000	£1,800