

Compare the Melton's Self Build Mortgage Schemes

	ADVANCE	STANDARD
Can I borrow to purchase land for my Self Build project?	We will lend to purchase the land with only outline planning permission required.	We will lend to purchase the land with full planning permission required.
How much can I borrow for my Self Build project?	We will lend up to 85% of the land and build costs providing it does not exceed 75% of the end value.	We will lend up to 75% of the land and build costs.
When can funds be released during my Self Build project?	Funds released in advance of each stage of the build (Subject to a satisfactory reinspection at each stage).	Funds released after each stage has been completed (Subject to a satisfactory reinspection at each stage).
How much of my own funds will be required to start my Self Build project?	Lower upfront costs as the funds will be released to purchase the land.	Sufficient savings required to purchase the land and fund the early stages of the build.
What is the maximum loan I could borrow?	Please refer to our product guide for details of minimum and maximum loan amounts.	Please refer to our product guide for details of minimum and maximum loan amounts.
What interest rate will apply to my Self Build project?	Please refer to our Mortgages from the Melton booklet or visit www.themelton.co.uk for further details.	Please refer to our Mortgages from the Melton booklet or visit www.themelton.co.uk for further details
What fees will be payable?	Application fee - £500.00. Completion fee - 0.5% of the loan amount Title Insurance Fee - £77.00. Valuation fee (subject to scale). £80.00 reinspection fee payable at each stage Higher lending charge payable.	Application fee - £500.00. Completion fee - 0.5% of the loan amount. Title Insurance Fee - £77.00. Valuation fee (subject to scale). £80.00 reinspection fee payable at each stage.
Can I offset savings against my Self Build mortgage?	The mortgage can be linked with an Offset Share Account (terms and conditions apply).	The mortgage can be linked with an Offset Share Account (terms and conditions apply).

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