

INTERMEDIARY PRODUCT GUIDE

Updated 12 May 2022

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

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

themeltonbrokers.co.uk



For Brokers

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%	2.49%	A fixed rate of 2.49% to 31 July 2024, reverting to our SVR, currently 4.99% for the remaining term of the mortgage.	FIX 195	Purchase, remortgage	n/a	£499	2% until 31/7/23; 1% until 31/7/24	0.40%	0.38%	Fees Assisted Legals on standard remortgage (terms apply - see our website for full details)
Residential	75%	2.59%	A fixed rate of 2.59% to 30 June 2027, reverting to our SVR, currently 4.99% for the remaining term of the mortgage.	FIX 196	Purchase, remortgage	£199	n/a	5% until 30/6/23; 4% until 30/6/24; 3% until 30/6/25; 2% until 30/6/26; 1% until 30/6/27			Fees Assisted Legals on standard remortgage (terms apply - see our website for full details)
Residential	80%	2.69%	A fixed rate of 2.69% to 31 July 2024, reverting to our SVR, currently 4.99% for the remaining term of the mortgage.	FIX 197	Purchase, remortgage	n/a	£499	2% until 31/7/23; 1% until 31/7/24			Fees Assisted Legals on standard remortgage (terms apply - see our website for full details) Minimum loan £25k
Residential	80%	2.75%	A fixed rate of 2.75% to 30 June 2027, reverting to our SVR, currently 4.99% for the remaining term of the mortgage.	FIX 198	Purchase, remortgage	£199	n/a	5% until 30/6/23; 4% until 30/6/24; 3% until 30/6/25; 2% until 30/6/26; 1% until 30/6/27			Fees Assisted Legals on standard remortgage (terms apply - see our website for full details) Minimum loan £25k
Residential	85%	2.85%	A fixed rate of 2.85% to 30 June 2027, reverting to our SVR, currently 4.99% for the remaining term of the mortgage.	FIX 200	Purchase, remortgage	£199	n/a				Not available for flats Minimum loan £100k
Residential	85%	2.89%	A fixed rate of 2.89% to 31 July 2024, reverting to our SVR, currently 4.99% for the remaining term of the mortgage.	FIX 199	Purchase, remortgage	n/a	£499	2% until 31/7/23; 1% until 31/7/24			Not available for flats Minimum loan £100k Free basic valuation provided (terms apply)
Residential	90%	2.99%	A fixed rate of 2.99% to 30 June 2027, reverting to our SVR, currently 4.99% for the remaining term of the mortgage.	FIX 202	Purchase, remortgage	£199	n/a	5% until 30/6/23; 4% until 30/6/24; 3% until 30/6/25; 2% until 30/6/26; 1% until 30/6/27			Not available for flats Minimum loan £150k
Residential	90%	3.15%	A fixed rate of 3.15% to 31 July 2024, reverting to our SVR, currently 4.99% for the remaining term of the mortgage.	FIX 201	Purchase, remortgage	n/a	£499	2% until 31/7/23; 1% until 31/7/24			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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MMBS 16722

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	80%	1.99%	A discount of 3.00% for 24 months, giving a current rate payable of 1.99%. Followed by our SVR, currently 4.99%, for the remaining term of the mortgage.	DISC 052	Purchase, remortgage	£199	n/a	2% year 1; 1% year 2;	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 Also available on interest only up to 60% LTV Right to Buy – repayment only, Max 65% LTV, Max 100% of discounted purchase price
Residential	75%	1.89%	A discount of 3.10% for 24 months, giving a current rate payable of 1.89%. Followed by our SVR, currently 4.99%, for the remaining term of the mortgage.	DISC 051	Purchase, remortgage	£199	n/a	2% year 1; 1% year 2;			Fees Assisted Legals on standard remortgage (terms apply – see our website for full details) Switch to Fixed Rate at any time without ERC's Also available on interest only up to 60% LTV 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 term of the mortgage.	SVR007	Purchase, remortgage	£99	1.5%	n/a			Short term finance Available on an interest only 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 term 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	90%	3.25%	A fixed rate of 3.25% to 30 June 2027, reverting to our SVR, currently 4.99% for the remaining term of the mortgage.	FIX 205	Purchase, remortgage	n/a	n/a	5% until 30/6/23; 4% until 30/6/24; 3% until 30/6/25; 2% until 30/6/26; 1% until 30/6/27	0.40%	0.38%	Free basic valuation Minimum loan £100k
Residential	95%	3.79%	A fixed rate of 3.79% to 30 June 2027, reverting to our SVR, currently 4.99% for the remaining term of the mortgage.	FIX 204	Purchase, remortgage	n/a	n/a	2% until 31/7/23; 1% until 31/7/24			Free basic valuation Minimum loan £100k
Residential	95%	3.55%	A fixed rate of 3.55% to 31 July 2024, reverting to our SVR, currently 4.99% for the remaining term of the mortgage.	FIX 203	Purchase, remortgage	£199	n/a	2% until 31/7/23; 1% until 31/7/24			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	
Standard Self Build and Renovation	75%	4.09%	A discount of 0.90% for 36 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
Short Term Self Build	75%	4.09%	A discount of 0.90% off the Society's Standard Variable Rate, currently 4.99%, for the term of the mortgage.	SB 050	Final LTV < 75%	£500	1%	n/a			Short term finance - maximum term 5 years. On receipt of completion cert and final inspection can have a scheme transfer to another product (subject to eligibility)
Eco Self Build	75%	3.79%	A discount of 1.20% for 36 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
Standard Self Build and Renovation	50%	3.49%	A discount of 1.50% for 36 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 term of the mortgage, giving a current rate of 2.19%.	BTL 081	Purchase, remortgage	n/a	n/a				
Consumer Buy to Let	60%	2.19%	A variable rate, currently 4.99%, with a discount of 2.80% for the term of the mortgage, giving a current rate of 2.19%.	BTL 104	Purchase, remortgage	n/a	n/a	5% year 1; 4% year 2; 3% year 3; 2% year 4; 1% year 5			
Family Buy to Let	60%	2.99%	A variable rate, currently 4.99%, with a discount of 2.00%, for the term of the mortgage, giving a current rate of 2.99%.	BTL 069	Purchase, remortgage	n/a	n/a				
Buy to Let	75%	2.79%	A fixed rate of 2.79% to 31 July 2024, reverting to our SVR, currently 4.99% for the remaining term of the mortgage.	BTL 130	Purchase, remortgage	£199	£399	2% until 31/7/23; 1% until 31/7/24			Maximum 60% LTV on leasehold
Buy to Let	75%	1.99%	A discount of 3.00% for 24 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 term 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	0.45%	0.40%	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 term of the mortgage, giving a current rate of 3.29%.	BTL 068	Purchase, remortgage	£199	£399				Maximum 60% LTV on leasehold
Holiday Buy to Let	75%	2.99%	A discount of 2.00% for 24 months, giving a current rate payable of 2.99%. Followed by our SVR, currently 4.99%, for the remaining term of the mortgage.	BTL 122 Non-Reg BTL 123 Regulated	Purchase, remortgage	£199	£599	2% year 1; 1% year 2			Maximum 60% LTV on leasehold
Holiday Buy to Let	75%	3.09%	A fixed rate of 3.09% to 31 July 2024, reverting to our SVR, currently 4.99% for the remaining term of the mortgage.	BTL 129 Non-Reg BTL 128 Regulated	Purchase, remortgage	£199	£999	2% until 31/7/23; 1% until 31/7/24			Maximum 60% LTV on leasehold
Holiday Buy to Let	75%	3.59%	A fixed rate of 3.59% to 30 June 2027, reverting to our SVR, currently 4.99%, for the remaining term of the mortgage.	BTL 131 Non-Reg BTL 132 Regulated	Purchase, remortgage	£199	£999	5% until 30/6/23; 4% until 30/6/24; 3% until 30/6/25; 2% until 30/6/26; 1% until 30/6/27			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 and criteria
						(Non-refundable)			Gross	Net	
Product Transfer	95%	2.95%	A discount of 2.04% for 24 months, giving a current rate payable of 2.95%. Followed by our SVR, currently 4.99% for the remaining term of the mortgage.	STDR 128	Product Transfer Only	N/A	N/A	2% year 1; 1% year 2	0.26%	0.25%	Shared Ownership also accepted Interest only available up to 60% LTV
Product Transfer	90%	2.35%	A discount of 2.64% for 24 months, giving a current rate payable of 2.35%. Followed by our SVR, currently 4.99% for the remaining term of the mortgage.	STDR 124	Product Transfer Only	N/A	N/A				Shared Ownership also accepted Interest only available up to 60% LTV
Product Transfer	90%	2.45%	A discount of 2.54% for 36 months, giving a current rate payable of 2.45%. Followed by our SVR, currently 4.99% for the remaining term of the mortgage.	STDR 126	Product Transfer Only	N/A	N/A	3% year 1; 2% year 2; 1% year 3			Shared Ownership also accepted Interest only available up to 60% LTV
Product Transfer	85%	2.15%	A discount of 2.84% for 24 months, giving a current rate payable of 2.15%. Followed by our SVR, currently 4.99% for the remaining term of the mortgage.	STDR 127	Product Transfer Only	N/A	N/A	2% year 1; 1% year 2			Shared Ownership also accepted Interest only available up to 60% LTV
Product Transfer	85%	2.25%	A discount of 2.74% for 36 months, giving a current rate payable of 2.25%. Followed by our SVR, currently 4.99% for the remaining term of the mortgage.	STDR 125	Product Transfer Only	N/A	N/A	3% year 1; 2% year 2; 1% year 3			Shared Ownership also accepted Interest only available up to 60% LTV
Product Transfer	80%	1.85%	A discount of 3.14% for 24 months, giving a current rate payable of 1.85%. Followed by our SVR, currently 4.99% for the remaining term of the mortgage.	STDR 123	Product Transfer Only	N/A	N/A	2% year 1; 1% year 2			Shared Ownership also accepted Interest only available up to 60% LTV
Product Transfer	80%	1.95%	A discount of 3.04% for 36 months, giving a current rate payable of 1.95%. Followed by our SVR, currently 4.99% for the remaining term of the mortgage.	STDR 122	Product Transfer Only	N/A	N/A	3% year 1; 2% year 2; 1% year 3			Shared Ownership also accepted Interest only available up to 60% LTV
Product Transfer	75%	1.65%	A discount of 3.34% for 24 months, giving a current rate payable of 1.65%. Followed by our SVR, currently 4.99% for the remaining term of the mortgage.	STDR 130	Product Transfer Only	N/A	N/A	2% year 1; 1% year 2			Shared Ownership also accepted Interest only available up to 60% LTV
Product Transfer	75%	1.75%	A discount of 3.24% for 36 months, giving a current rate payable of 1.75%. Followed by our SVR, currently 4.99% for the remaining term of the mortgage.	STDR 129	Product Transfer Only	N/A	N/A	3% year 1; 2% year 2; 1% year 3			Shared Ownership also accepted Interest only available up to 60% LTV

Self Build

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	
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 term 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 and criteria
						(Non-refundable)			Gross	Net	
Product Transfer	95%	3.39%	A fixed rate of 3.39% to 30 June 2027, reverting to our SVR, currently 4.99% for the remaining term of the mortgage.	STFX 138	Product Transfer Only	N/A	N/A	5% until 30/6/23; 4% until 30/6/24; 3% until 30/6/25; 2% until 30/6/26; 1% until 30/6/27	0.26%	0.25%	Shared Ownership also accepted Interest only available up to 60% LTV
Product Transfer	95%	3.25%	A fixed rate of 3.25% to 31 July 2025, reverting to our SVR, currently 4.99% for the remaining term of the mortgage.	STFX 131	Product Transfer Only	N/A	N/A	3% until 31/7/23; 2% until 31/7/24; 1% until 31/7/25			Shared Ownership also accepted Interest only available up to 60% LTV
Product Transfer	90%	3.05%	A fixed rate of 3.05% to 30 June 2027, reverting to our SVR, currently 4.99% for the remaining term of the mortgage.	STFX 139	Product Transfer Only	N/A	N/A	5% until 30/6/23; 4% until 30/6/24; 3% until 30/6/25; 2% until 30/6/26; 1% until 30/6/27			Shared Ownership also accepted Interest only available up to 60% LTV
Product Transfer	90%	2.79%	A fixed rate of 2.79% to 31 July 2025, reverting to our SVR, currently 4.99% for the remaining term of the mortgage.	STFX 130	Product Transfer Only	N/A	N/A	3% until 31/7/23; 2% until 31/7/24; 1% until 31/7/25			Shared Ownership also accepted Interest only available up to 60% LTV
Product Transfer	85%	2.55%	A fixed rate of 2.55% to 30 June 2027, reverting to our SVR, currently 4.99% for the remaining term of the mortgage.	STFX 141	Product Transfer Only	N/A	N/A	5% until 30/6/23; 4% until 30/6/24; 3% until 30/6/25; 2% until 30/6/26; 1% until 30/6/27			Shared Ownership also accepted Interest only available up to 60% LTV
Product Transfer	80%	2.45%	A fixed rate of 2.45% to 31 July 2025, reverting to our SVR, currently 4.99% for the remaining term of the mortgage.	STFX 132	Product Transfer Only	N/A	N/A	3% until 31/7/23; 2% until 31/7/24; 1% until 31/7/25			Shared Ownership also accepted Interest only available up to 60% LTV
Product Transfer	75%	2.55%	A fixed rate of 2.55% to 30 June 2027, reverting to our SVR, currently 4.99% for the remaining term of the mortgage.	STFX 140	Product Transfer Only	N/A	N/A	5% until 30/6/23; 4% until 30/6/24; 3% until 30/6/25; 2% until 30/6/26; 1% until 30/6/27			Shared Ownership also accepted Interest only available up to 60% LTV
Product Transfer	75%	2.35%	A fixed rate of 2.35% to 31 July 2025, reverting to our SVR, currently 4.99% for the remaining term of the mortgage.	STFX 133	Product Transfer Only	N/A	N/A	3% until 31/7/23; 2% until 31/7/24; 1% until 31/7/25			Shared Ownership also accepted Interest only available up to 60% LTV

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	
BTL Product Transfer	75%	2.19%	A discount of 2.80% for the term 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 term 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 term of the mortgage, giving a current rate payable of 2.99%.	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 term 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
Affordability	Affordability calculator applies		145% of 5.5%	130% of 5.5%	145% of 5.5%	Affordability calculator applies	
Minimum age	18		25			25	
Max age at end of term	80 (if retired see Age Requirements)		No Max	No Max	80	80 (if retired see Age Requirements)	
Max no applicants	4						
Location	England and Wales						
Min loan	£25,000 (Short term finance £100,000)	£100,000	£25,000			£100,000	
Max loan/LTV Restrictions apply to New Build properties. Please refer to Lending Criteria Guidelines.	£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%
Min term	5 (Short term finance 12 months)						
Max term	40 (Short term finance 5 years)						
Repayment method	Capital and Interest, Interest Only, Part and Part						
FTB	Yes (Short term finance No)					Yes	
Min income	N/A		£25k	£25k	£25k	N/A	
Employment	Continuous employment for 12 months, current employment 3 months, permanent, not in probation.						
Self employment	Minimum 24 months trading						
Income verification	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						
Other requirements	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						
Property	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						
Min property val	£90k						
Valuations	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						
Solicitors	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						
Buildings insurance	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	

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

*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.