

New range effective from 20 June 2009

Residential Mortgages

Standard Variable Rate 4.99*% Bank of England Rate 0.5%

Principality Mortgages	Interest Rate	Terms	Max LTV	Product Fee	Incentives	Early Repayment Charge	Discharge Fee	Other Information
Three Year Fixed Rate (3041)	4.99%	Until 31/07/2012 then changing to our Standard Variable Rate which is currently	60%	£999	No valuation fee Legal fee paid for remortgages†	3% of original balance until 31/07/2012, or if partial payment is made 3% of the amount paid	£142	Maximum loan £250,000
	4.99%	for the remainder of the mortgage						
	The overall cost for comparison is 5.2% APR							
Three Year Fixed Rate (3042)	5.19%	Until 31/07/2012 then changing to our Standard Variable Rate which is currently	60%	£499	No valuation fee Legal fee paid for remortgages†	3% of original balance until 31/07/2012, or if partial payment is made 3% of the amount paid	£142	Maximum loan £250,000
	4.99%	for the remainder of the mortgage						
	The overall cost for comparison is 5.2% APR							
Three Year Fixed Rate (3043)	5.29%	Until 31/07/2012 then changing to our Standard Variable Rate which is currently	75%	£999	Legal fee paid for remortgages†	3% of original balance until 31/07/2012, or if partial payment is made 3% of the amount paid	£142	Maximum loan £250,000
	4.99%	for the remainder of the mortgage						
	The overall cost for comparison is 5.3% APR							
Three Year Fixed Rate (3044)	5.49%	Until 31/07/2012 then changing to our Standard Variable Rate which is currently	75%	£499	Legal fee paid for remortgages†	3% of original balance until 31/07/2012, or if partial payment is made 3% of the amount paid	£142	Maximum loan £250,000
	4.99%	for the remainder of the mortgage						
	The overall cost for comparison is 5.3% APR							
Three Year Fixed Rate (3045)	6.99%	Until 31/07/2012 then changing to our Standard Variable Rate which is currently	85%	£999	None	3% of original balance until 31/07/2012, or if partial payment is made 3% of the amount paid	£142	Maximum loan £250,000
	4.99%	for the remainder of the mortgage						
	The overall cost for comparison is 5.7% APR							
Five Year Fixed Rate (3046)	5.69%	Until 31/07/2014 then changing to our Standard Variable Rate which is currently	60%	£999	No valuation fee Legal fee paid for remortgages†	5% of original balance until 31/07/2014, or if partial payment is made 5% of the amount paid	£142	Maximum loan £250,000
	4.99%	for the remainder of the mortgage						
	The overall cost for comparison is 5.4% APR							
Five Year Fixed Rate (3047)	5.89%	Until 31/07/2014 then changing to our Standard Variable Rate which is currently	60%	£499	No valuation fee Legal fee paid for remortgages†	5% of original balance until 31/07/2014, or if partial payment is made 5% of the amount paid	£142	Maximum loan £250,000
	4.99%	for the remainder of the mortgage						
	The overall cost for comparison is 5.5% APR							
Five Year Fixed Rate (3048)	5.99%	Until 31/07/2014 then changing to our Standard Variable Rate which is currently	75%	£999	Legal fee paid for remortgages†	5% of original balance until 31/07/2014, or if partial payment is made 5% of the amount paid	£142	Maximum loan £250,000
	4.99%	for the remainder of the mortgage						
	The overall cost for comparison is 5.5% APR							
Five Year Fixed Rate (3049)	6.09%	Until 31/07/2014 then changing to our Standard Variable Rate which is currently	75%	£499	Legal fee paid for remortgages†	5% of original balance until 31/07/2014, or if partial payment is made 5% of the amount paid	£142	Maximum loan £250,000
	4.99%	for the remainder of the mortgage						
	The overall cost for comparison is 5.5% APR							
Two Year Discount (3021)	4.29%	0.70% discount from our SVR until until 31/07/2011, subject to a minimum rate of 2%, then changing to our Standard Variable Rate	60%	None	No valuation fee Legal fee paid for remortgages†	3% of original balance if repaid in full until 31/07/2011	£142	Maximum loan £250,000 Flexible features
	4.99%	for the remainder of the mortgage						
	The overall cost for comparison is 5.0% APR							

We will only accept mortgage applications online. Please ensure you have your user name and password to submit your next case. You can call 0845 330 5565 if you do not have log on details or if you have forgotten them.

Your home may be repossessed if you do not keep up the repayments on your mortgage.



PRINCIPALITY BROKERPOINT

This bulletin is for intermediary use only and strictly not for public distribution

This bulletin should be read in conjunction with the lending criteria and things you need to know flyer which is available on the Brokerpoint website.

www.principalitybrokerpoint.co.uk

Principality Building Society, Principality Buildings, Queen Street, Cardiff, CF10 1UA. Telephone 0800 328 1717

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Shared Equity Mortgages

Standard Variable Rate 4.99*% Bank of England Rate 0.5%

	Principality Mortgages	Interest Rate	Terms	Max LTV	Product Fee	Incentives	Early Repayment Charge	Discharge Fee	Other Information
SHARED EQUITY EXCLUSIVE	Three Year Fixed Rate (3023)	6.19%	Until 31/07/2012 then changing to our Standard Variable Rate which is currently	70%	None	None	3% of original balance until 31/07/2012, or if partial payment is made 3% of the amount paid	£142	Maximum loan £250,000
		4.99%	for the remainder of the mortgage						
		The overall cost for comparison is 5.4% APR							

Buy-to-let Mortgages

Standard Variable Rate 4.99*% Bank of England Rate 0.5%

	Principality Mortgages	Interest Rate	Terms	Max LTV	Product Fee	Incentives	Early Repayment Charge	Discharge Fee	Other Information
FIXED RATE	Buy-to-Let Three Year Fixed Rate (3050)	5.59%	Until 31/07/2012 then changing to our Standard Variable Rate which is currently	60%	2.5% of the loan	None	4% of original balance until 31/07/2012, or if partial payment is made 4% of the amount paid	£142	125% rental yield on this product-
		4.99%	for the remainder of the mortgage						
		The overall cost for comparison is 5.5% APR							

Minimum Loan £25,001
~ Rental Income Multiples

Maximum Loan £250,000

Rental should be at least 25% more than the mortgage interest repayments (based on the initial pay rate on an interest only basis). For example, if you arrange a mortgage with interest only repayments of £461.67 per month, you would need to earn at least £577.09 in rent from the property each month.

The valuation will be the Society's Standard Report and Valuation for Mortgage purposes only.

¹ If your client is remortgaging, they will not have to pay the usual legal fees we incur by using Principality Building Society's appointed solicitors. Please note that as the appointed solicitors will be acting only on behalf of Principality Building Society, clients will have to pay for any additional legal work that the solicitors do which is beyond the usual scope of a simple remortgage. There is no help with legal fees if they are borrowing to purchase a property.

* This is the current Standard Variable Rate and is subject to change.

Important Notice

Policy Change – New Build Equity Share Schemes

From the 14th of May, a 5% minimum personal deposit is required on all new build shared equity applications, the deposit will be calculated as a percentage of the full purchase price.

Our approved shared equity schemes continue to be restricted and it is therefore advisable to seek clarification from your BDM or contact our Mortgage Service Centre before submitting an application.

We will only accept mortgage applications online. Please ensure you have your user name and password to submit your next case. You can call 0845 330 5565 if you do not have log on details or if you have forgotten them.

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