

New range effective from 22 January 2010

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
FIXED RATE	Three Year Fixed Rate (3461)	4.49%	Until 31/03/2013 then Standard Variable Rate for remainder of mortgage	75%	£999	Valuation paid* & Legal fees paid for remortgages†	3% of original balance until 31/03/2013, or if partial payment is made 3% of the amount paid	£142	Maximum loan £250,000
		4.99%	Current Standard Variable Rate						
		The overall cost for comparison is 5.1% APR							
	Three Year Fixed Rate (3462)	4.69%	Until 31/03/2013 then Standard Variable Rate for remainder of mortgage	75%	£499	Valuation paid* & Legal fees paid for remortgages†	3% of original balance until 31/03/2013, or if partial payment is made 3% of the amount paid	£142	Maximum loan £250,000
		4.99%	Current Standard Variable Rate						
The overall cost for comparison is 5.1% APR									
Three Year Fixed Rate (3463)	5.69%	Until 31/03/2013 then Standard Variable Rate for remainder of mortgage	85%	£999	None	3% of original balance until 31/03/2013, or if partial payment is made 3% of the amount paid	£142	Maximum loan £250,000	
	4.99%	Current Standard Variable Rate							
	The overall cost for comparison is 5.3% APR								
Five Year Fixed Rate (3464)	5.49%	Until 31/03/2015 then Standard Variable Rate for remainder of mortgage	75%	£999	Legal fee paid for remortgages†	5% of original balance until 31/03/2015, or if partial payment is made 5% of the amount paid	£142	Maximum loan £250,000	
	4.99%	Current Standard Variable Rate							
	The overall cost for comparison is 5.4% APR								
Five Year Fixed Rate (3465)	5.59%	Until 31/03/2015 then Standard Variable Rate for remainder of mortgage	75%	£499	Legal fee paid for remortgages†	5% of original balance until 31/03/2015, or if partial payment is made 5% of the amount paid	£142	Maximum loan £250,000	
	4.99%	Current Standard Variable Rate							
	The overall cost for comparison is 5.4% APR								
TRACKER	Two Year Tracker (3466)	3.24%	Bank of England Base Rate + 2.24% until 31/03/2012, subject to a rate floor of 3.24%, then changing to our Standard Variable Rate	75%	£499	Valuation paid* & Legal fees paid for remortgages†	3% of original balance if repaid in full until 31/03/2012	£142	Maximum loan £250,000 Flexible features available
		4.99%	Current Standard Variable Rate						
		The overall cost for comparison is 4.9% APR							
	Two Year Tracker (3469)	2.69%	Bank of England Base Rate + 2.19% until 31/03/2012, then changing to our Standard Variable Rate	65%	£999	Valuation paid* & Legal fees paid for remortgages†	3% of original balance if repaid in full until 31/03/2012	£142	Maximum loan £250,000 Flexible features available
		4.99%	Current Standard Variable Rate						
		The overall cost for comparison is 4.9% APR							
	Two Year Tracker (3472)	2.89%	Bank of England Base Rate + 2.39% until 31/03/2012, then changing to our Standard Variable Rate	65%	£499	Valuation paid* & Legal fees paid for remortgages†	3% of original balance if repaid in full until 31/03/2012	£142	Maximum loan £250,000 Flexible features available
		4.99%	Current Standard Variable Rate						
		The overall cost for comparison is 4.9% APR							
	Two Year Tracker Purchase (3475)	2.99%	Bank of England Base Rate + 2.49% until 31/03/2012, then changing to our Standard Variable Rate	75%	£999	£250 cash back on completion	3% of original balance if repaid in full until 31/03/2012	£142	Maximum loan £250,000 Flexible features available Purchase only
		4.99%	Current Standard Variable Rate						
		The overall cost for comparison is 4.9% APR							
	Two Year Tracker Purchase (3478)	3.19%	Bank of England Base Rate + 2.69% until 31/03/2012, then changing to our Standard Variable Rate	75%	£499	£250 cash back on completion	3% of original balance if repaid in full until 31/03/2012	£142	Maximum loan £250,000 Flexible features available Purchase only
		4.99%	Current Standard Variable Rate						
		The overall cost for comparison is 5.0% APR							
Two Year Tracker Remortgage (3481)	2.99%	Bank of England Base Rate + 2.49% until 31/03/2012, then changing to our Standard Variable Rate	75%	£999	Legal fee paid for remortgages†	3% of original balance if repaid in full until 31/03/2012	£142	Maximum loan £250,000 Flexible features available Remortgage only	
	4.99%	Current Standard Variable Rate							
	The overall cost for comparison is 4.9% APR								
Two Year Tracker Remortgage (3484)	3.19%	Bank of England Base Rate + 2.69% until 31/03/2012, then changing to our Standard Variable Rate	75%	£499	Legal fee paid for remortgages†	3% of original balance if repaid in full until 31/03/2012	£142	Maximum loan £250,000 Flexible features available Remortgage only	
	4.99%	Current Standard Variable Rate							
	The overall cost for comparison is 5.0% APR								
Two Year Tracker Fee Free (3487)	3.79%	Bank of England Base Rate + 3.29% until 31/03/2012, then changing to our Standard Variable Rate	75%	None	Valuation paid* & Legal fees paid for remortgages†	3% of original balance if repaid in full until 31/03/2012	£142	Maximum loan £250,000 Flexible features available	
	4.99%	Current Standard Variable Rate							
	The overall cost for comparison is 5.0% APR								
Two Year Tracker (3490)	4.59%	Bank of England Base Rate + 4.09% until 31/03/2012, then changing to our Standard Variable Rate	85%	£999	None	3% of original balance if repaid in full until 31/03/2012	£142	Maximum loan £250,000 Flexible features available	
	4.99%	Current Standard Variable Rate							
	The overall cost for comparison is 5.1% APR								

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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 (3493)	5.99%	Until 31/03/2013 then Standard Variable Rate for remainder of mortgage	70%	None	None	3% of original balance until 31/03/2013, or if partial payment is made 3% of the amount paid	£142	Maximum loan £250,000
		4.99%	Current Standard Variable Rate						
		The overall cost for comparison is 5.4% APR							

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.

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 Two Year Fixed Rate (3498)	4.69%	Until 31/03/2012 then Standard Variable Rate for remainder of mortgage	60%	£999	Legal fee paid for remortgages ¹	4% of original balance until 31/03/2012, or if partial payment is made 4% of the amount paid	£142	Minimum 125% rental yield required Maximum loan £150,000
		4.99%	Current Standard Variable Rate						
		The overall cost for comparison is 5.2% APR							
TRACKER	Buy-to-Let Two Year Tracker (3496)	3.49%	Bank of England Base Rate + 2.99% until 31/03/2012, then changing to our Standard Variable Rate	60%	3.5% of the loan	None	4% of original balance until 31/03/2012, or if partial payment is made 4% of the amount paid	£142	Minimum 125% rental yield required Maximum loan £250,000
		4.99%	Current Standard Variable Rate						
	Buy-to-Let Two Year Tracker (3497)	3.99%	Bank of England Base Rate + 3.49% until 31/03/2012, then changing to our Standard Variable Rate	60%	2.5% of the loan	None	4% of original balance until 31/03/2012, or if partial payment is made 4% of the amount paid	£142	Minimum 125% rental yield required Maximum loan £250,000
		4.99%	Current Standard Variable Rate						
			The overall cost for comparison is 5.2% APR						

Minimum Loan £25,001

Rental Income Multiples

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.

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

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 the mortgage is to fund initial purchase of a property.

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

Rates correct as at 23 December 2009.

We will only accept Brokerpoint 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

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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

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