

New range effective from 15 February 2012

Residential Mortgages

Standard Variable Rate 4.99%* Bank of England Bank 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 (1695)	4.49%	85%	£999	None	3% of original balance, or if partial payment is made 3% of the amount paid until 31/03/2015	£150	Maximum loan £250,000	
		4.99%							Until 31/03/2015 then Standard Variable Rate for remainder of mortgage Current Standard Variable Rate
		The overall cost for comparison is 5.1% APR							
FIXED RATE	Five Year Fixed Rate (1805)	4.29%	75%	£999	Valuation paid*	5% of original balance, or if partial payment is made 5% of the amount paid until 31/03/2017	£150	Maximum loan £500,000	
		4.99%							Until 31/03/2017 then Standard Variable Rate for remainder of mortgage Current Standard Variable Rate
		The overall cost for comparison is 4.9% APR							
FIXED RATE	Five Year Fixed Rate Fee Saver (1806)	4.49%	75%	None	Valuation paid* & Legal fee paid for remortgages†	5% of original balance, or if partial payment is made 5% of the amount paid until 31/03/2017	£150	Maximum loan £500,000	
		4.99%							Until 31/03/2017 then Standard Variable Rate for remainder of mortgage Current Standard Variable Rate
		The overall cost for comparison is 5.0% APR							
TRACKER	Two Year Tracker (1699)	4.49%	85%	£999	None	3% of original balance if repaid in full until 31/03/2014	£150	Maximum loan £250,000 Flexible features available	
		4.99%							Bank of England Bank Rate + 3.99% until 31/03/2014, then changing to our Standard Variable Rate Current Standard Variable Rate
		The overall cost for comparison is 5.1% APR							
TRACKER	Two Year Tracker Fee Saver (1809)	3.99%	75%	None	Valuation paid* & Legal fees paid for remortgages†	3% of original balance if repaid in full until 31/03/2014	£150	Maximum loan £500,000 Flexible features available	
		4.99%							Bank of England Bank Rate + 3.49% until 31/03/2014, then changing to our Standard Variable Rate Current Standard Variable Rate
		The overall cost for comparison is 5.0% APR							

Affordable Housing Mortgages

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

Principality Mortgages	Interest Rate	Terms	Max LTV	Product Fee	Incentives	Early Repayment Charge	Discharge Fee	Other Information	
SHARED EQUITY	Three Year Fixed (1712)	4.99%	95% (100% of share purchased [□])	£999	None	3% of original balance, or if partial payment is made 3% of the amount paid until 31/03/2015	£150	Maximum loan £250,000	
		4.99%							Until 31/03/2015 then Standard Variable Rate for remainder of mortgage Current Standard Variable Rate
		The overall cost for comparison is 5.2% APR							
SHARED EQUITY	Three Year Fixed (1713)	5.49%	95% (100% of share purchased [□])	None	None	3% of original balance, or if partial payment is made 3% of the amount paid until 31/03/2015	£150	Maximum loan £250,000	
		4.99%							Until 31/03/2015 then Standard Variable Rate for remainder of mortgage Current Standard Variable Rate
		The overall cost for comparison is 5.3% APR							

[□]No deposit is required for Shared Equity Schemes through a Registered Social Landlord. Builder Schemes require a 5% deposit. 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 lend on Shared Equity Schemes in Wales.

New range effective from 15 February 2012

Buy-to-let Mortgages Standard Variable Rate 4.99%* Bank of England Bank Rate 0.5%

	Principality Mortgages	Interest Rate	Terms	Max LTV	Product Fee	Incentives	Early Repayment Charge	Discharge Fee	Other Information
TRACKER	Buy-to-Let Two Year Tracker (1814)	3.39%	Bank of England Bank Rate + 2.89% until 31/03/2014, then changing to our Standard Variable Rate	60%	2.5%	Valuation paid* & Legal Fees paid for remortgages†	4% of original balance, or if partial payment is made 4% of the amount paid until 31/03/2014	£150	Minimum 125% rental yield required Maximum loan £250,000
		4.99%	Current Standard Variable Rate						
		The overall cost for comparison is 5.1% APR							

Minimum Loan £25,000

Rental Income Multiples

Rental should be at least 25% more than the mortgage interest repayments (based on the initial pay rate or Standard Variable Rate currently 4.99%, whichever is higher, 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 following criteria applies to Buy-to-let applications:

- A minimum income of £20,000 is required, in the case of joint applications one applicant must earn the minimum income.
- All income will be verified. Income is assessed and calculated as per our standard residential lending policy.
- Applicant must have reached the age of 21 by the date of application, in the case of joint applications one applicant must have reached this age.
- Applicant must be an owner occupier.
- In the case of joint applications where only one applicant is aged 21 at the date of application, this applicant must earn a minimum income of £20,000 and be an owner occupier.

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

† 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, your client 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 15 February 2012.

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. Please note that we will only accept two application submissions per case.

Your home may be repossessed if you do not keep up 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

To help us maintain our service and security standards telephone calls may be monitored or recorded.
Principality Building Society is authorised and regulated by the Financial Services Authority (Authorisation No. 155998).
Principality Building Society, Principality Buildings, Queen Street, Cardiff, CF10 1UA. Telephone 0800 328 1717