

# Residential Mortgages

Effective from 1st March 2021  
 Standard Variable Rate (SVR) 4.40%<sup>†</sup>  
 Bank of England Bank Rate (BBR) 0.1%

Principality Mortgage	Interest Rate	Terms	Max LTV	Product Fee	Cashback	Incentives	Early Repayment Charge	Discharge Fee	Minimum loan	Maximum loan
<b>Fixed Rate</b>										
Fixed until 31/07/2023 (14968)	2.05%	Until 31/07/2023 then Standard Variable Rate for the remainder of mortgage	65%	£0	£0	▪ No Valuation fee ♦ Legal fee paid on remortgages	Please refer to the Early Repayment Charges table on page 5 for details	£65	£5,000	£750,000
	4.40%	Current Standard Variable rate								
	The overall cost for comparison is 4.1% APRC									
Fixed until 31/07/2024 (14970)	2.12%	Until 31/07/2024 then Standard Variable Rate for the remainder of mortgage	65%	£0	£0	▪ No Valuation fee ♦ Legal fee paid on remortgages	Please refer to the Early Repayment Charges table on page 5 for details	£65	£5,000	£750,000
	4.40%	Current Standard Variable rate								
	The overall cost for comparison is 3.9% APRC									
Fixed until 31/07/2026 (14972)	2.13%	Until 31/07/2026 then Standard Variable Rate for the remainder of mortgage	65%	£0	£0	▪ No Valuation fee ♦ Legal fee paid on remortgages	Please refer to the Early Repayment Charges table on page 5 for details	£65	£5,000	£750,000
	4.40%	Current Standard Variable rate								
	The overall cost for comparison is 3.6% APRC									
Fixed until 31/07/2023 (14975)	2.09%	Until 31/07/2023 then Standard Variable Rate for the remainder of mortgage	75%	£0	£0	▪ No Valuation fee ♦ Legal fee paid on remortgages	Please refer to the Early Repayment Charges table on page 5 for details	£65	£5,000	£650,000
	4.40%	Current Standard Variable rate								
	The overall cost for comparison is 4.1% APRC									
Fixed until 31/07/2024 (14977)	2.15%	Until 31/07/2024 then Standard Variable Rate for the remainder of mortgage	75%	£0	£0	▪ No Valuation fee ♦ Legal fee paid on remortgages	Please refer to the Early Repayment Charges table on page 5 for details	£65	£5,000	£650,000
	4.40%	Current Standard Variable rate								
	The overall cost for comparison is 3.9% APRC									
Fixed until 31/07/2026 (14979)	2.16%	Until 31/07/2026 then Standard Variable Rate for the remainder of mortgage	75%	£0	£0	▪ No Valuation fee ♦ Legal fee paid on remortgages	Please refer to the Early Repayment Charges table on page 5 for details	£65	£5,000	£650,000
	4.40%	Current Standard Variable rate								
	The overall cost for comparison is 3.6% APRC									
Fixed until 31/07/2023 (14982)	2.50%	Until 31/07/2023 then Standard Variable Rate for the remainder of mortgage	80%	£0	£0	▪ No Valuation fee ♦ Legal fee paid on remortgages	Please refer to the Early Repayment Charges table on page 5 for details	£65	£5,000	£500,000
	4.40%	Current Standard Variable rate								
	The overall cost for comparison is 4.1% APRC									
Fixed until 31/07/2024 (14984)	2.56%	Until 31/07/2024 then Standard Variable Rate for the remainder of mortgage	80%	£0	£0	▪ No Valuation fee ♦ Legal fee paid on remortgages	Please refer to the Early Repayment Charges table on page 5 for details	£65	£5,000	£500,000
	4.40%	Current Standard Variable rate								
	The overall cost for comparison is 4.0% APRC									



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Principality Building Society is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority, reference number 155998. Principality Building Society, Principality Buildings, Queen Street, Cardiff, CF10 1UA.  
[www.principality.co.uk](http://www.principality.co.uk)

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<b>Fixed Rate</b>										
Fixed until 31/07/2026 (14986)	2.58%	Until 31/07/2026 then Standard Variable Rate for the remainder of mortgage	80%	£0	£0	▪ No Valuation fee ♦ Legal fee paid on remortgages	Please refer to the Early Repayment Charges table on page 5 for details	£65	£5,000	£500,000
	4.40%	Current Standard Variable rate								
	The overall cost for comparison is 3.7% APRC									
Fixed until 31/07/2023 (FTB only) (14988)	3.25%	Until 31/07/2023 then Standard Variable Rate for the remainder of mortgage	85%	£0	£0	▪ No Valuation fee	Please refer to the Early Repayment Charges table on page 5 for details	£65	£5,000	£500,000
	4.40%	Current Standard Variable rate								
	The overall cost for comparison is 4.3% APRC									
Fixed until 31/07/2026 (FTB only) (14990)	3.33%	Until 31/07/2026 then Standard Variable Rate for the remainder of mortgage	85%	£0	£0	▪ No Valuation fee	Please refer to the Early Repayment Charges table on page 5 for details	£65	£5,000	£500,000
	4.40%	Current Standard Variable rate								
	The overall cost for comparison is 4.0% APRC									
<b>Help To Buy Wales<sup>‡</sup></b>										
Fixed until 31/07/2023 (15011)	3.20%	Until 31/07/2023 then Standard Variable Rate for the remainder of mortgage	75%	£0	£0	▪ No Valuation fee	Please refer to the Early Repayment Charges table on page 5 for details	£65	£5,000	£250,000
	4.40%	Current Standard Variable rate								
	The overall cost for comparison is 4.3% APRC									
Fixed until 31/07/2026 (15012)	3.25%	Until 31/07/2026 then Standard Variable Rate for the remainder of mortgage	75%	£0	£0	▪ No Valuation fee	Please refer to the Early Repayment Charges table on page 5 for details	£65	£5,000	£250,000
	4.40%	Current Standard Variable rate								
	The overall cost for comparison is 4.0% APRC									

**All products subject to a minimum loan size. Please refer to product tables in this guide for more information**

An overpayments facility is available on all non-flexible residential and BTL mortgages. They can be made regularly or as occasional lump sums. The overpayment allowance is 10% of the outstanding balance (as at January 1st) per calendar year. Overpayments received above and beyond the annual allowance may incur an Early Repayment Charge.

For porting applications, any additional borrowing will need to exceed the minimum loan size of the product selected.

- † This is our current Standard Variable Rate and is subject to change.
- ♦ If your client is re-mortgaging, 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 required which is beyond the usual scope of a simple re-mortgage. Examples include transfer of equity, Solar Panels that are subject to lease or full Title check for unencumbered newly built self-build property. Please note 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 Mortgage valuation only.
- Wales only is defined as Wales and the post code areas of Shropshire (SY), Herefordshire (HR) and Cheshire (CH1, CH2, CH3 & CH4 only).



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# Buy To Let Mortgages

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 Standard Variable Rate (SVR) 4.40%<sup>†</sup>  
 Bank of England Bank Rate (BBR) 0.1%

Principality Mortgage	Interest Rate	Terms	Max LTV	Product Fee	Cashback	Incentives	Early Repayment Charge	Discharge Fee	Minimum loan	Other information
<b>Fixed</b>										
BTL Fixed until 31/07/2023 (14993)	2.05%	Until 31/07/2023 then Standard Variable Rate for the remainder of mortgage	60%	£0	£0	▪ No Valuation fee ♦ Legal fee paid on remortgages	Please refer to the Early Repayment Charges table on page 5 for details	£65	£25,000	Minimum 145% rental yield required Maximum loan £750,000
	4.40%	Current Standard Variable rate								
	The overall cost for comparison is 4.2% APRC									
BTL Fixed until 31/07/2026 (14995)	2.27%	Until 31/07/2026 then Standard Variable Rate for the remainder of mortgage	60%	£0	£0	▪ No Valuation fee ♦ Legal fee paid on remortgages	Please refer to the Early Repayment Charges table on page 5 for details	£65	£25,000	Minimum 145% rental yield required Maximum loan £750,000
	4.40%	Current Standard Variable rate								
	The overall cost for comparison is 3.9% APRC									
BTL Fixed until 31/07/2023 (15000)	2.25%	Until 31/07/2023 then Standard Variable Rate for the remainder of mortgage	70%	£0	£0	▪ No Valuation fee ♦ Legal fee paid on remortgages	Please refer to the Early Repayment Charges table on page 5 for details	£65	£25,000	Minimum 145% rental yield required Maximum loan £500,000
	4.40%	Current Standard Variable rate								
	The overall cost for comparison is 4.2% APRC									
BTL Fixed until 31/07/2026 (15002)	2.40%	Until 31/07/2026 then Standard Variable Rate for the remainder of mortgage	70%	£0	£0	▪ No Valuation fee ♦ Legal fee paid on remortgages	Please refer to the Early Repayment Charges table on page 5 for details	£65	£25,000	Minimum 145% rental yield required Maximum loan £500,000
	4.40%	Current Standard Variable rate								
	The overall cost for comparison is 3.9% APRC									
<b>Discount</b>										
BTL Discount until 31/07/2023 (14996)	1.95%	2.45% off SVR until 31/07/2023 then Standard Variable Rate for the remainder of mortgage The discounted rate will never fall below 1.95%	60%	£0	£0	▪ No Valuation fee ♦ Legal fee paid on remortgages	Please refer to the Early Repayment Charges table on page 5 for details	£65	£25,000	Minimum 145% rental yield required Maximum loan £750,000
	4.40%	Current Standard Variable rate								
	The overall cost for comparison is 4.2% APRC									
BTL Discount until 31/07/2023 (15003)	2.05%	2.35% off SVR until 31/07/2023 then Standard Variable Rate for the remainder of mortgage The discounted rate will never fall below 2.00%	70%	£0	£0	▪ No Valuation fee ♦ Legal fee paid on remortgages	Please refer to the Early Repayment Charges table on page 5 for details	£65	£25,000	Minimum 145% rental yield required Maximum loan £500,000
	4.40%	Current Standard Variable rate								
	The overall cost for comparison is 4.2% APRC									

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Product Term	Is the application a £4£ remortgage on a property purchased prior to January 2017?	
	Yes	No
0-4 years or any discounted rate	125% at 5.5% or Pay Rate + 2%	145% at 5.5% or Pay Rate + 2%
5 years fixed rate or greater	125% at 5%	145% at 5%

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# Holiday Let Mortgages

Effective from 1st March 2021  
 Standard Variable Rate (SVR) 4.40%<sup>†</sup>  
 Bank of England Bank Rate (BBR) 0.1%

Principality Mortgage	Interest Rate	Terms	Max LTV	Product Fee	Cashback	Incentives	Early Repayment Charge	Discharge Fee	Minimum loan	Maximum loan
<b>Fixed</b>										
Fixed until 31/07/2023 (14997)	3.45%	Until 31/07/2023 then Standard Variable Rate for the remainder of mortgage	60%	£0	£0	▪ No Valuation fee • Legal fee paid on remortgages	Please refer to the Early Repayment Charges table on page 5 for details	£65	£25,000	£750,000
	4.40%	Current Standard Variable rate								
	The overall cost for comparison is 4.4% APRC									
Fixed until 31/07/2026 (14998)	3.74%	Until 31/07/2026 then Standard Variable Rate for the remainder of mortgage	60%	£0	£0	▪ No Valuation fee • Legal fee paid on remortgages	Please refer to the Early Repayment Charges table on page 5 for details	£65	£25,000	£750,000
	4.40%	Current Standard Variable rate								
	The overall cost for comparison is 4.3% APRC									

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- If your client is re-mortgaging, 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 required which is beyond the usual scope of a simple re-mortgage. Examples include transfer of equity, Solar Panels that are subject to lease or full Title check for unencumbered newly built self-build property. Please note there is no help with legal fees if the mortgage is to fund initial purchase of a property.

Product Term	Is the application a £4E remortgage on a property purchased prior to January 2017?	
	Yes	No
0-4 years or any discounted rate	125% at 5.5% or Pay Rate + 2%	145% at 5.5% or Pay Rate + 2%
5 years fixed rate or greater	125% at 5%	145% at 5%



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# Early Repayment Charges (ERC)

Effective from 1st March 2021  
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If you decide to repay your mortgage early, you will incur an additional interest charge unless stated otherwise in the product description. Repayments in excess of your agreed mortgage instalment up to a sum equivalent to 10% of your outstanding mortgage balance can be paid each calendar year. Any payments which exceed this 10% limit will incur an Early Repayment Charge.

The Early Repayment Charges stated below are a percentage of the amount repaid on or before the end of the Term of Initial Rate. The table below shows how our early repayment charges reduce year on year.

**Please note, if you decide to repay a mortgage with a discounted rate early, your Early Repayment Charge will be 1%, unless stated otherwise in the product description, if repaid in full on or before the end of the Term of Initial Rate.**

Term of Initial Rate	Year 1	Year 2	Year 3	Year 4	Year 5
Fixed					
Fixed until 31/07/2023	2.00%	1.50%			
Fixed until 31/07/2024	3.00%	2.00%	1.00%		
Fixed until 31/07/2026	5.00%	5.00%	3.00%	3.00%	1.00%

An overpayments facility is available on all non-flexible residential, BTL and Holiday Let mortgages. They can be made regularly or as occasional lump sums. The overpayment allowance is 10% of the outstanding balance (as at January 1st) per calendar year. Overpayments received above and beyond the annual allowance may incur an Early Repayment Charge.

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