

Residential Purchase Intermediary Product Guide



Standard Variable Rate (SVR): 8.59%

Strictly for Intermediary use only

Fixed Residential Purchase Mortgages

Product code	Initial rate	Product	Max LTV	Max loan	The overall cost for comparison is	Product rate floor	Product fees	Product incentives	Early Repayment Charges ¹
Standard Purchase Products									
F584	5.15%	5.15% fixed until 30 September 2026 Followed by our SVR for the remaining term	75%	£1,250,000	7.9% APRC	---	£999 arrangement fee ²	---	3% until 30/09/2024; and 2% until 30/09/2026.
F585	4.89%	4.89% fixed until 31 October 2027 Followed by our SVR for the remaining term	75%	£1,250,000	7.5% APRC	---	£999 arrangement fee ²	---	4% until 31/10/2024; 3% until 31/10/2025; and 2% until 31/10/2027.
F586	4.99%	4.99% fixed until 31 October 2027 Followed by our SVR for the remaining term	75%	£1,250,000	7.5% APRC	---	£499 arrangement fee ²	---	4% until 31/10/2024; 3% until 31/10/2025; and 2% until 31/10/2027.
F587	5.09%	5.09% fixed until 31 October 2027 Followed by our SVR for the remaining term	75%	£1,250,000	7.6% APRC	---	---	---	4% until 31/10/2024; 3% until 31/10/2025; and 2% until 31/10/2027.
F588	5.29%	5.29% fixed until 31 October 2027 Followed by our SVR for the remaining term	90%	£500,000	7.9% APRC	---	---	---	4% until 31/10/2024; 3% until 31/10/2025; and 2% until 31/10/2027.
Shared Ownership Purchase Product									
SF61	5.19%	5.19% fixed until 31 July 2029 Followed by our SVR for the remaining term	95%	£1,000,000	7.5% APRC	---	---	---	6% until 31/07/2024; 5% until 31/07/2025; 4% until 31/07/2026; 3% until 31/07/2027; and 2% until 31/07/2029.

Discount Residential Purchase Mortgages

Standard Purchase Products									
D653	5.39%	3.20% discount from our SVR until 31 October 2027 Followed by our SVR for the remaining term	75%	£1,250,000	7.5% APRC	4.64%	£1,499 arrangement fee ²	---	No Early Repayment Charges
D652	5.44%	3.15% discount from our SVR until 30 September 2027 Followed by our SVR for the remaining term	85%	£600,000	7.7% APRC	4.69%	£1,499 arrangement fee ²	---	4% until 30/09/2024; 3% until 30/09/2025; and 2% until 30/09/2027.

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Rates correct from: 19 July 2024 and can be withdrawn without notice. Tipton & Coseley Building Society is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Buy to let mortgages which are for business purposes are exempt from FCA Rules. The Society's firm reference number is: 159601. The Society is a member of the Building Societies Association. Head office: 70 Owen Street, Tipton, West Midlands, DY4 8HG.

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Discount Residential Purchase Mortgages (Continued)

Product code	Initial rate	Product	Max LTV	Max loan	The overall cost for comparison is	Product rate floor	Product fees	Product incentives	Early Repayment Charges ¹
Retirement Interest Only (RIO) Purchase Product									
DG021	5.84%	2.75% discount from our SVR until 31 July 2027 Followed by our SVR for the remaining term	60%	£1,250,000	8.1% APRC	5.09%	£499 arrangement fee ²	---	4% until 31/07/2024; 3% until 31/07/2025; and 2% until 31/07/2027.
Lending into Retirement Purchase Product									
OND15	5.84%	2.75% discount from our SVR until 31 July 2027 Followed by our SVR for the remaining term	75%	£1,250,000	7.8% APRC	5.09%	£499 arrangement fee ²	---	4% until 31/07/2024; 3% until 31/07/2025; and 2% until 31/07/2027.
Family Assist Purchase Product (up to 100% LTV)									
PDT22	5.89%	2.70% discount from our SVR for the mortgage term	100%	Outside M25: £100,000 min, £1,000,000 max Inside M25: £250,000 min, £1,000,000 max	6.6% APRC	3.49%	£999 arrangement fee ²	Flexible LTV ³	No Early Repayment Charges.
Large Loans Specific Product									
XD21	5.99%	2.60% discount from our SVR until 31 July 2027 Followed by our SVR for the remaining term	75%	£1,000,000 min £1,500,000 max	7.9% APRC	3.49%	£1,499 arrangement fee ²	---	4% until 31/07/2024; 3% until 31/07/2025; and 2% until 31/07/2027.

Further support:

[Click here to view our mortgage valuation fees](#)

[Click here to view our Residential Lending Criteria](#)

What you need to know:

Please note: The minimum loan amount is **£50,000**, unless otherwise stated.

1 Early Repayment Charges apply during the product term. Up to 10% of the original mortgage amount can be overpaid each year without charge, however, if the mortgage is redeemed or switched to another product during the product term then the Early Repayment Charge will apply. For further details contact a member of the team.

2 The arrangement fee can be deducted from the advance or added to the mortgage. Interest is payable if the fee is added to the mortgage.

3 Our Flexible Family Assist product means the 20% security can be made up of borrower deposit and either the collateral charge or savings options detailed above in any ratio (with a maximum of 10% borrower deposit) best suited to the borrower and their family.

Our discount products carry product rate floors, meaning rates cannot drop below this amount.

All our fixed rate products have a standard income multiple of 4.49 times.

Our discount rate products up to 85% LTV have a standard income multiple of up to 5.5 times, with the exception of our Family Assist product and higher LTV discount products which have a standard income multiple of 4.49 times.

Get in touch:

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Email: newbusiness@thetipton.co.uk

Visit: www.thetipton.co.uk/intermediaries

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