

Hanley Building Society

Variable Tracker Rate 5.24% LTV 80%

Full Product Details

Lender



Availability

For custom build only in England & Wales.

Benefits

Available to employed, self employed and contract workers for purchase/remortgage.

Interest Rate

5.24% (SVR -0.20% for the term of the mortgage)

Followed by Standard Variable Rate (SVR), currently 5.44%

Stage Payment Type

Arrears

Loan to Value/loan to costs

Up to 85% of land costs, up to 85% build costs, subject to maximum final LTV of 80%

Early Repayment Fee

3% of the outstanding balance within the first two years

Loan Size

£30,000 – £500,000

Minimum/Maximum Age

Minimum 18, Maximum age 80 at the end of the mortgage term.

Borrowing Calculation

Hanley Economic Building Society use an affordability model to assess the maximum loan.

Term

Minimum 1 years Maximum 40 years.

Portable

Yes

Repayment Type

Repayment (capital and interest) only on completion, interest only during the build is available.

Valuation fee (based on the estimated final value of the property when completed)

Hanley Economic Building Society Valuation Scale

Purchase Price/Estimated final value not exceeding

(Inclusive of VAT and admin fee)

| | |
|----------|------|
| £75,000 | £150 |
| £100,000 | £170 |
| £150,000 | £210 |
| £200,000 | £235 |
| £250,000 | £260 |
| £300,000 | £290 |
| £350,000 | £315 |
| £400,000 | £350 |
| £450,000 | £380 |
| £500,000 | £410 |
| £600,000 | £470 |
| £700,000 | £550 |
| £800,000 | £660 |
| £900,000 | £740 |
| £1m | £810 |

Other Fees

Lenders Booking Fee: £250 (upfront)

Lenders Arrangement Fee: £750

BuildLoan Packagers Fee: £695 (£95 payable on receipt of Agreement in Principle and £600 on offer of loan)

Additional Security Fee (on completion) £2300 (estimate)

Funds Transfer Fee £35 (on completion)

Project Requirements

| | |
|--------------------------------|--|
| Proof of Identification | <ul style="list-style-type: none"> • Full signed Passport. Passport must be in date and show full legal name • UK photo card driving licence/full. Drivers Licence must show full name and current home address • Residence Permit issued by Home Office • Inland Revenue Tax Notification <p>Please note, we require the original or original certified documents. We will return these same day recorded delivery</p> |
| Proof of Address | <ul style="list-style-type: none"> • Credit Card Statement • Latest Bank statement or Mortgage Statements • Latest Council Tax Bill • Utility Bill • UK photo card driving licence/full (if not been used as Proof of Identification) <p>Statements must be no more than 3 months old at time of sending case to lender. Must also show name and current address</p> |
| Bank Statements | <ul style="list-style-type: none"> • Must be the latest three months for all bank accounts held • Must show salary credits • Must show name and address <p>• If you use on-line banking it must show, name and account number. These need to be printed off and posted to us</p> <p>Please note, we require the original or original certified documents. We will return these same day recorded delivery</p> |
| Income | <p>P.A.Y.E.</p> <ul style="list-style-type: none"> • Latest 3 months payslips for weekly or monthly • Latest years P60 <p>Self Employed</p> <ul style="list-style-type: none"> • Latest 2 years full and final accounts signed off by a suitably qualified accountant <p>or</p> <ul style="list-style-type: none"> • latest 2 years Tax Calculations with corresponding Tax Year Overviews along with the latest 3 months business bank statements <p>Please note, we require the original or original certified documents. We will return these same day recorded delivery</p> |
| Other Mortgages | <p>Buy to Let Property</p> <p>In order for the lender not to take a Buy to Let property as a deductions, they require confirmation that the property is self-sufficient by showing a rental income of 145% of the mortgage payments based on the Society's standard variable rate (SVR) or the pay rate if this is higher.</p> <p>Must have no more than 3 Buy to Let properties in the background</p> <p>They require</p> <ul style="list-style-type: none"> • Copy of AST (Assured Shorthold Tenancy Agreement) • Proof property has been let for a minimum of 12 months |
| Plans | <p>Plans should be to scale or have the room sizes clearly marked on them to allow the valuer to give an estimated final value. Where available, elevation of the proposed property should also be submitted</p> |
| Planning Permission | <p>Outline Planning Permission is required to purchase the plot/property. This should have at least twelve months remaining.</p> <p>Detailed Planning Permission is required before any further funds can be released towards your build. If you are planning a renovation and planning permission is not required, the lender will require a letter from the local authority confirming this.</p> |
| Building Regulations | <p>Building Regulations/Building Warrant required before any funding can be released towards your build</p> |
| Build Costs | <p>We will require detailed project costings which will need to be completed on our project costings form. On receipt of the project costings, plans and planning permission, we will refer the details to our Building Support Team to prepare an Eval. This is to sign off your costs to ensure that all factors and costs of the build have been taken into account, making sure no costs of the build has been overlooked. The costs will then be presented in a format acceptable to the lender</p> <p>At this stage we will also produce a 'Cashflow' which details the release of funds at each stage during the build. A minimum of 5% of the loan agreed will be retained by the lender until final completion of the project</p> |

Site Insurance

As a condition of your mortgage you are required to have site insurance in place before any funding can be released. The policy should provide:

- £5 million Public Liability
- £10 million Employers Liability
- Contract Works (for the re-instatement value)
- Cover for any existing structure

Stage Release Certification

Hanley Building Society need to be noted on the policy as mortgagee.

Certification will be required at each stage of your project and can be provided by a Structural Warranty inspector e.g. Self Build Zone or by a suitably qualified consultant e.g. Architect

The approved inspector/company must also carry the appropriate Professional Indemnity cover of £1m per claim with a minimum aggregate limit of £15m pa. They should also have cover against personal injury of an aggregate limit of £5m per claim.

The lender will require a copy of the professional's indemnity cover.

Your professional consultant must remain liable for a period of 6 years for the work once signed off

If you decide against using a structural warranty provider and use an Consultant certification, the lender also requires Technical Audits at each building stage to support the Architects sign off. These must be carried out by a member of the CIC (arranged via BuildStore) at a cost of £200 + VAT per stage. Please note, if the property is in Scotland the fee may increase to £350 plus VAT depending on location.

Solicitor

A solicitor will be required in all instances (including if the client already owns the land/property) to carry out searches and submit the Certificate of Title.

Hanley Building Society do not allow licensed conveyancers or sole practitioners.

Only firms of solicitors on Hanley's Panel of Conveyancers are acceptable. If the solicitor is not on the Society's panel, a letter of appointment is available.

www.buildloan.co.uk

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