

Bath Building Society - RDF018

2 Year Fixed Rate 5.04% LTV 85%

Full Product Details

Lender



Availability

For self build, custom build, renovations, conversions and home improvements in England, Wales and Scotland.

Benefits

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

Interest Rate

5.04% (fixed for 2 years followed by SVR)

Followed by a Standard Variable Rate (SVR), currently 4.90%

Stage Payment Type

Advance.

Early Repayment Fee

3% of the outstanding balance within the first year, then 2% the following year

Loan to value/loan to costs

Up to 95% of land costs, up to 95% build costs, subject to maximum LTV of 85% at completion of the build. (75% within M25)

Loan Size

Up to £600,000. Loans over £500,000 restricted to max 75% LTV. Loans £300,000 - £500,000 restricted to 80% LTV.

Minimum/Maximum Age

Minimum 21 years for all applicants. Maximum age 70 at the end of the term.

Borrowing Calculation

Bath Building Society uses an affordability calculator as a key tool for assessing how much they will lend. This is used in conjunction with income multiples and the lower of the two will determine the maximum loan.

Term

Minimum term 5 years, maximum term 30 Years.

Portable

Yes.

Repayment Type

Interest only or Repayment (capital and interest). Applicants may, if they wish, opt to be charged Interest Only during the build for a maximum period of 2 years, converting to capital & interest for the term of the mortgage.

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

Bath Building Society Valuation Scale

Purchase price / Estimated final value - not exceeding	Standard valuation fee including a non-refundable administration fee
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Up to £150,000	£230
£150,01 - £200,000	£255
£200,001 - £250,000	£285
£250,001 - £300,000	£340
£300,001 - £400,000	£395
£400,001 - £500,000	£450
£500,001 - £600,000	£510
£600,001 - £700,000	£560
£700,001 - £800,000	£640
£800,001 - £900,000	£700
£900,001 - £1,000,000	£790

Re-inspection self build £160

Other Fees

Lender arrangement fee: 0.4% (minimum £599) of the loan (payable on completion).

Lender application fee: £125 (paid upfront).

Lender pays MIG insurance up to a maximum of £1,250.

Buildloan Packagers Fee : £695 (£95 is payable prior to Decision in Principle request and £600 prior to completion of the loan)

Funds Transfer Fee of £75 on completion or £25 per stage release.

Project Requirements

Proof of Identification

• **Full signed Passport.** Passport must be in date and show full legal name

	<ul style="list-style-type: none"> • UK photo card driving licence/full. Drivers Licence must show full name and current home address • Disabled person card with photo and reference , not more than 10 years old • Shotgun Licence/Firearms certificate • Latest Tax Notice of Coding or document with NI number (no more than 1 year old) <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 3 months • Must show salary credits • Must show name and address • If you use on-line banking it must show, name and account number. These need to be printed off and posted to us <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"> • 3 years accounts prepared by a suitably qualified accountant or • latest 3 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 125% based on product revert rate, if we do not know the reversion rate it will be calculated at 125% of 5.5%</p> <p>Letting out current residential</p> <ul style="list-style-type: none"> * Consent to Let from current lender * Copies of Tenancy agreements of letter from ARLA letting agent confirming likely rental income <p>Rental income of 125%</p>
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. 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	<p>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:</p> <ul style="list-style-type: none"> • £5 million Public Liability • £10 million Employers Liability • Contract Works (for the re-instatement value) • Cover for any existing structure <p>Bath Building Society need to be noted on the policy as mortgagee.</p>

Stage Release Certification

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

Solicitor

A solicitor will be required in all instances to carry out the searches and submit the Certificate of Title.

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

The Solicitor will require:

- Any firm of two or more partners will remain acceptable provided that the person acting, or the Society has CQS (Conveyancing Quality Scheme) Status
- Must be a practice that has been established for a minimum of 10 years (where they have been merged with Bath Building Society must be satisfied that, where they were firms of a similar size, they both had a 10 year history or where it was more of a takeover that the larger firm meets the 10 year rule)
- The majority of the partners (i.e. greater than 50%) should have been fully qualified Solicitors for a minimum of 5 years
- Where the solicitors acting are a branch of a firm that branch should have established for a minimum of 5 years and the 'local' partner must have 5 years' experience. The firm must have a minimum of 4 partners with an equitable interest whether by way of partnership agreement or, in the case of a limited company, by way of a Shareholding

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