

Stafford Railway Building Society

2 Year Tracker Rate 4.27% LTV 75%

Full Product Details

Lender



Availability

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

Benefits

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

Interest Rate

4.27% (SVR + 0.82% for 2 years)
Followed by Standard Variable Rate (SVR) currently 3.45%

Stage Payment Type

Arrears

Early Repayment Fee

3% of the outstanding balance within the first two years

Loan to value/loan to cost

Up to 85% of land and build costs to a maximum final LTV of 75%

Loan Size

£25,000 - £500,000

Minimum/Maximum Age

18 years for all applicants. 85 at the end of the mortgage term.

Borrowing Calculation

Stafford Railway Building Society use an affordability model to assess the maximum loan.

Term

Minimum 5 years Maximum 30 years.

Portable

Yes, only after the first three years when the build has been completed and the mortgage has been transferred to the Society's SVR subject to passing the Society's lending and affordability criteria.

Repayment Type

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

Higher Lending Charge

None

Stafford Railway Building Society Valuation Scale

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

Purchase Price/Estimated final value not exceeding

(Inclusive of VAT and admin fee)

£100,000	£370
£150,000	£400
£200,000	£435
£300,000	£505
£400,000	£565
£500,000	£625
£600,000	£675
£700,000	£725
£800,000	£775
£900,000	£825
£1m	£945

Re-inspection/Stage Inspection £125

Other Fees

BuildLoan Packagers Fee: £695 (£95 payable on receipt of Agreement in Principle and £600 on offer of loan)
Additional Security Fee (on completion) £1500 (estimate)
Funds Transfer Fee (on completion) £25
Completion Fee 0.80% of the loan

Project Requirements

Proof of Identification

- **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
- **Shotgun Licence/Firearms certificate**

Please note, we require the original or original certified documents. We will return these same day recorded delivery

Proof of Address

- **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)

Statements must be no more than 3 months old at time of sending case to lender. Must also show name and current address

Bank Statements

- **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

Please note, we require the original or original certified documents. We will return these same day recorded delivery

Income**P.A.Y.E.**

- Latest 3 months payslips for weekly or monthly
- Latest years P60

Self Employed

- Latest 3 years full and final accounts signed off 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

Please note, we require the original or original certified documents. We will return these same day recorded delivery

Other Mortgages**Buy to Let Property**

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.

They require

- Copy of AST (Assured Shorthold Tenancy Agreement)
- Proof of latest 3 months rental income

Letting out current residential

- Consent to Let from current lender
- Copies of Tenancy agreements or letter from ARLA letting agent confirming potential rental income

Plans

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

Planning Permission

Outline Planning Permission is required to purchase the plot/property. This should have at least twelve months remaining.

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.

Building Regulations

Building Regulations/Building Warrant required before any funding can be released towards your build

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	<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>Stafford Railway Building Society need to be noted on the policy as mortgagee.</p>
Stage Release Certification	<p>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</p> <p>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.</p> <p>The lender will require a copy of the professional's indemnity cover.</p> <p>Your professional consultant must remain liable for a period of 6 years for the work once signed off</p> <p>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.</p>
Solicitor	<p>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.</p> <p>All solicitors used by the client(s) will need to be on Stafford Railway Solicitor Panel.</p> <p>Solicitors can request to join the panel by following instructions on www.lms.com/lenderpanels</p>

www.buildloan.co.uk

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