


Loughborough Building Society

2 Year Discount 4.39% LTV 80%

Full Product Details

Lender	
Availability	For self build, custom build, renovations, conversions and home improvements in England & Wales
Benefits	Available to employed, self employed and contract workers for purchase/remortgage.
Interest Rate	4.39% (SVR -0.95% discount for 2 years) Followed by Standard Variable Rate (SVR) currently 5.34%
Stage Payment Type	Arrears
Early Repayment Fee	No ERCs
Loan Size	£50,000 - £500,000
Loan to value/loan to cost	Up to 80% of land costs, up to 80% of the build costs Subject to a maximum final LTV of 80%.
Minimum/Maximum Age	25 years for all applicants. Maximum age 70 at the end of the mortgage term.
Borrowing Calculation	The maximum borrowing is based on affordability taking account of the client's expenditure and regular commitments. If the borrower is staying in their current house during the build, the current mortgage payment will be treated as a commitment.
Term	Minimum 2 years Maximum 35 years or expiry before applicant is aged 70.
Portable	Yes
Repayment Type	Repayment (capital and interest), interest only or a combination of both. Applicants may, if they wish in order to reduce initial expenditure, opt to be charged Interest Only during the build and revert to Repayment post build.

Loughborough 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)

£100,000	£150
£125,000	£170
£150,000	£190
£175,000	£200
£200,000	£220
£250,000	£260
£300,000	£290
£400,000	£345
£500,000	£400
£600,000	£460
£700,000	£520
£800,000	£580
£900,000	£640
£1m	£700
Over £1m	Refer to Buildloan

Stage Re-inspection Fee

£75

<p>Other Fees</p>	<p>Lender Completion Fee £525 (can be added to the loan) 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 - £25</p>
<p>Project Requirements</p> <p>Proof of Identification</p>	<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 • 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>
<p>Proof of Address</p>	<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>
<p>Bank Statements</p>	<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>
<p>Income</p>	<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"> • 2 years accounts prepared by a suitably qualified accountant or • latest 2 years Tax Calculations with corresponding Tax Year Overviews <p>Please note, we require the original or original certified documents. We will return these same day recorded delivery</p>
<p>Other Mortgages</p>	<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 130% calculated on an interest rate 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 130%</p>
<p>Plans</p>	<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>
<p>Planning Permission</p>	<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	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>Loughborough 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 to carry out the searches and submit the Certificate of Title.</p> <p>Only firms of solicitors on Loughborough Building Society's Panel will be accepted. If a solicitor is not on panel, Loughborough Building Society may consider appointing the firm to their panel.</p> <p>Sole practitioners are not acceptable Licenced Conveyancers are not acceptable</p>

www.buildloan.co.uk

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