


Newcastle Building Society

Fixed Rate - 5.15% LTV 85%

Full Product Details

Lender	
Availability	Available for self build, custom build, renovations, conversions and home improvements in England, Wales & Scotland
Benefits	Available to employed, self employed and contract workers for purchase/remortgage.
Interest Rate	5.15% (Fixed until 31 March 2021), reverting to a 1.50% discount from SVR (current pay rate 4.49%) until 31 March 2024, reverting to lender SVR in year 5 Lender SVR 5.99%
Early Repayment Fee	2% of the outstanding balance until 31 March 2020, then 1% until 31 March 2021
Loan to value/loan to cost	Up to 85% of land costs, up to 85% of the build costs Subject to a maximum final LTV of 85%
Loan Size	£50,000 - £600,000
Minimum/Maximum Age	18 years for all applicants Maximum age 80 at the end of the mortgage term.
Borrowing Calculation	NBS uses an affordability model to assess the maximum loan which we are prepared to consider. The calculator requires full details of both income and expenditure. Household expenditure is verified via statistical data. Introducers should assess affordability via our calculator which is accessed via www.newcastleis.co.uk . Details of applicant's income and expenditure must also be input into the decision in principle form and this will be checked by NBS underwriters.
Term	Minimum 5 years Maximum 40 years or expiry before applicant is aged 80
Portable	Yes
Repayment Type	Repayment (capital and interest). 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.

Newcastle 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 £150 admin fee)

£100,000	£240
£200,000	£265
£250,000	£290
£300,000	£315
£400,000	£340
£500,000	£415
£600,000	£490
£700,000	£565
£800,000	£640
£900,000	£715
£1m	£790

Charges include VAT. All above fees include an admin fee to Newcastle of £112.50

Other Fees	<p>Lender Completion Fee: £995 (can be added to the loan) Reservation Fee £199 (payable upfront and non refundable) 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)</p>
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 • Shotgun Licence/Firearms certificate <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)
Bank Statements	<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> <ul style="list-style-type: none"> • Must be the latest 3 months • 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 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>
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%</p> <p>They require</p> <ul style="list-style-type: none"> • Full property address • Outstanding mortgage balance, name of lender, monthly mortgage payments and rental income per month <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 145%</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

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

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

Newcastle 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.

All solicitors used by the client(s) will need to be on Newcastle Solicitor Panel.

Solicitors can request to join the panel by following instructions on www.lms.com/lenderpanels

www.buildloan.co.uk

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