

Self-build Product Guide



Purchase Products

Purchase Rates – Arrears Specific Range

Product code	Product rate	Product ¹		Revert to rate
VD010	4.39%	0.55% discount from our SVR for 2 years from inception		SVR, currently 4.94%
The overall cost for comparison is	Maximum LTV	Maximum loan	Interest rate floor ²	Product fees
5.1% APRC	85%	£600,000	4.39%	0.5% arrangement fee ³

Product code	Product rate	Product ¹		Revert to rate
VD009	4.64%	0.30% discount from our SVR for 2 years from inception		SVR, currently 4.94%
The overall cost for comparison is	Maximum LTV	Maximum loan		Interest rate floor ²
5.1% APRC	85%	£600,000		4.64%

Product code	Product rate	Product ¹		Revert to rate	The overall cost for comparison is
VD014	4.54%	0.40% discount from our SVR for 2 years from inception		SVR, currently 4.94%	5.1% APRC
Maximum LTV	Maximum loan	Interest rate floor ²	Product fees	Product Incentives	
85%	£600,000	4.54%	0.5% arrangement fee ³	Additional Security Fee (ASF) included	

Purchase Rates – Accelerator Specific Range

Product code	Product rate	Product		Revert to rate	The overall cost for comparison is
VD011	5.39%	-0.45% discount from our SVR for 2 years from inception		SVR, currently 4.94%	5.3% APRC
Maximum LTV	Maximum loan	Interest rate floor ²	Product fees	Product Incentives	
85%	£600,000	5.39%	0.5% arrangement fee ³	No ERC's	

Product code	Product rate	Product ¹		Revert to rate
VD012	4.89%	0.05% discount from our SVR for 2 years from inception		SVR, currently 4.94%
The overall cost for comparison is	Maximum LTV	Maximum loan	Interest rate floor ²	Product fees
5.2% APRC	85%	£600,000	4.89%	0.5% arrangement fee ³

Product code	Product rate	Product ¹		Revert to rate
VD013	5.14%	-0.20% discount from our SVR for 2 years from inception		SVR, currently 4.94%
The overall cost for comparison is	Maximum LTV	Maximum loan		Interest rate floor ²
5.3% APRC	85%	£600,000		5.14%



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Acceptable Criteria

- > Maximum 85% loan to value during the build phase;
- > Maximum 75% loan to value at the completion of the build;
- > Maximum £600,000 loan amount;
- > Applications accepted across England & Wales;
- > Standard construction accepted. Non-standard construction types considered on a case-by-case basis; and
- > Lending is offered on an arrears stage payment basis.

What you need to know:

Please note: The minimum loan amount is **£100,000**.

'ERC's' refer to Early Repayment Charges.

1 Early Repayment Charges apply during the product term. Up to 10% of the original mortgage amount can be overpaid each year without charge, however, if the mortgage is redeemed or switched to another product during the product term then the full amount of the Early Repayment Charge will apply. For further details contact a member of the team.

2 Interest rates on our discount products are floored and can't fall below the rate shown.

3 The arrangement fee can be deducted from the advance or added to the mortgage. Interest is payable if the fee is added to the mortgage. Please note, there is a minimum arrangement fee of £999.



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Strictly for intermediary use only. Under no circumstances should this communication be given, copied or distributed to customers or potential customers. A Decision in Principle must be submitted to secure funds. Applications are accepted throughout England and Wales. Properties located in Scotland, Northern Ireland or the Isle of Man will not be accepted. The minimum property value is £75,000 (increasing to £250,000 for properties located within the M25 corridor). Rates correct at 1 April 2021 and can be withdrawn without notice. Terms and conditions apply. Tipton & Coseley Building Society is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. The Society's firm reference number is: 159601. The Society is a member of the Building Societies Association. Head office: 70 Owen Street, Tipton, West Midlands, DY4 8HG.