

# Self-Build Intermediary Product Guide

Standard Variable Rate (SVR): 7.99%

Strictly for Intermediary use **only**



Product Code	Initial Rate	Product	Max LTV	Max loan	The overall cost for comparison is	Product rate floor	Product fees	Product incentives	Early Repayment Charges <sup>1</sup>
<b>Standard Discount Purchase and Remortgage Products</b>									
<b>Self-build Purchase and Remortgage Products – Accelerator Specific Range: Available via our BuildLoan partnership only</b>									
VD119	5.70%	2.29% discount from our SVR until 31 December 2027 Followed by our SVR for the remaining term	80%	£1,500,000	<b>7.7% APRC</b>	4.95%	£1,499 arrangement fee <sup>2</sup>	---	No Early Repayment Charges.
VD120	5.99%	2.00% discount from our SVR until 31 December 2027 Followed by our SVR for the remaining term	80%	£1,500,000	<b>7.8% APRC</b>	5.24%	£1,499 arrangement fee <sup>2</sup>	Additional Security Fee (ASF) included	3% until 31/12/2025; and 2% until 31/12/2027.
<b>Self-build Purchase and Remortgage Products – Arrears Specific Range: Available via our BuildLoan partnership only</b>									
VD117	5.35%	2.64% discount from our SVR until 31 December 2027 Followed by our SVR for the remaining term	80%	£1,500,000	<b>7.7% APRC</b>	4.60%	£1,499 arrangement fee <sup>2</sup>	---	No Early Repayment Charges.
VD118	5.55%	2.44% discount from our SVR until 31 December 2027 Followed by our SVR for the remaining term	80%	£1,500,000	<b>7.7% APRC</b>	4.80%	£1,499 arrangement fee <sup>2</sup>	Additional Security Fee (ASF) included	3% until 31/12/2025; and 2% until 31/12/2027.

Our Self-Build products are available via our BuildLoan partnership only.

Further support:

[Click here to view our mortgage valuation fees](#)

[Click here to view our Residential Lending Criteria](#)

## What you need to know:

**Please note:** The minimum loan amount is **£50,000**, unless otherwise stated.

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 Early Repayment Charge will apply. For further details contact a member of the team.

2 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.

**Our discount products carry product rate floors, meaning rates cannot drop below this amount.**

**All fixed and discount products have a standard maximum income multiple of up to 5.0 times**

## Get in touch:

Call: 0121 521 4000

Email: [newbusiness@thetipton.co.uk](mailto:newbusiness@thetipton.co.uk)

Visit: [www.thetipton.co.uk/intermediaries](http://www.thetipton.co.uk/intermediaries)

Strictly for intermediary use only. Under no circumstances should this communication be given, copied, or distributed to customers or potential customers. A full application must be submitted to secure a product. Terms and conditions apply. 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 £100,000 (increasing to £250,000 for properties located within the M25 corridor).

Rates correct from: 11 September 2025 and can be withdrawn without notice. Tipton & Coseley Building Society is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Buy to let mortgages which are for business purposes are exempt from FCA Rules. 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.