

Mortgage Illustration

Introduction

This document was produced for Mr James Whycliffe Thatcher and Miss Alexandra Cosmina Stochin on 11 August 2022.

This document was produced on the basis of the information that you have provided so far and on the current financial market conditions.

The information below remains valid until 07 February 2023. After that date, it may change in line with market conditions.

1. Lender

HSBC UK Bank plc

PO Box 6125
Coventry
CV3 9GW

Telephone:

0800 169 6333
0345 766 2255

Text-phone: 0345 601 0750

If you're calling from abroad +44 1226 261 010

2. Credit intermediary

Embrace Financial Services LTD

Telephone number 0190 4698852

Howard House
3 St Mary's Court
Blossom Street
York
YO24 1AH

Advisory services are being provided by the named credit intermediary:

We recommend, having assessed your needs and circumstances that you take out this mortgage.

On completion of this mortgage, HSBC will make a payment of £2,656 either directly to First Complete Ltd, or indirectly through a mortgage broker or club who First Complete Ltd may be associated with. This mortgage broker or club may also benefit fully or partially from this payment.

3. Main features of the loan

Amount and currency of the Loan to be granted: £663,999.00. This amount includes any interest accrued on the loan since the last payment date. This amount also includes any fees that will be added to the loan. The amount of this and any additional fees that you need to pay are shown in the section 'Interest rate and other costs'. Any fees added to the loan will not be released to you.

Duration of the Loan: 32 years

This is a capital repayment mortgage for a term of 32 years with a Fixed Rate until 31 October 2027 (the 'Fixed Rate Period').

After the end of the Fixed Rate Period, the rate of interest will change to the HSBC UK STANDARD VARIABLE RATE, for the remaining term of the Loan.

HSBC will advise you of any change to the HSBC UK STANDARD VARIABLE RATE. Where there is a change to the HSBC UK STANDARD VARIABLE RATE this will take effect from the date of any change.

The current HSBC UK STANDARD VARIABLE RATE is available at:
<https://www.hsbc.co.uk/1/2/mortgages/mortgage-rates>.

Total amount to be repaid: £1,212,592.32. **This amount is illustrative and may vary, in particular in relation with the variation of the interest rate.**

This means that you will pay back £1.83 for every £1.00 borrowed.

Value of the property assumed to prepare this information sheet: £830,000.00

Maximum available loan amount relative to the value of the property: 85.00%

The maximum theoretically possible to borrow would be: £705,500.00

Your Mortgage will be secured on:

One West Point
Flat Plot A-45-02
Portal West
London
W3 6RU

4. Interest rate and other costs

The annual percentage rate of charge (APRC) is the total cost of the Loan expressed as an annual percentage. The APRC is provided to help you to compare different offers.

The APRC applicable to your Loan is 4.2%.

It comprises:

Interest rate:

A Fixed Rate of 3.36% until 31/10/2027, followed by the HSBC UK STANDARD VARIABLE RATE, currently 4.54%, for the remaining term of the Loan.

Other components of the APRC

Costs to be paid on a one-off basis:

Description of Cost	Cost to be paid
Booking Fee: £1,499.00 will be added to the Loan when the Loan completes.	£1,499.00
Electronic Funds Transfer Fee: This fee is non-refundable and payable to HSBC upon drawdown of the Loan. This fee is payable for each transmission of funds sent via the Clearing House Automated System.	£17.00
Conveyancing Fee: This fee is non-refundable and payable upon request to HSBC's Conveyancer. This figure is an estimate as it only covers work undertaken on HSBC's behalf. You should ask your Conveyancer for the cost of any conveyancing work carried out on your behalf.	£295.00
Broker Fee: This fee is payable by you, upon request, to the credit intermediary for services provided relating to the Loan. This fee is non-refundable unless you have agreed otherwise with the credit intermediary.	£499.00

Costs to be paid regularly: None

This APRC is calculated using assumptions regarding the interest rate. We assume any variable interest rate remains at the interest rate shown above and that any estimated fees remain unchanged.

Because your loan is a variable interest rate loan, the actual APRC could be different from this APRC if the interest rate for your loan changes. For example, if the interest rate rose to 5.75%, the APRC could increase to 9.2%.

The following costs are not known to the lender and are therefore not included in the APRC:

You will need to pay a fee to register the legal charge you give HSBC over the property. This fee is non-refundable and payable upon request to the Conveyancer acting on HSBC's behalf to reflect Land Registry charges. You should ask your Conveyancer for more information.

Please make sure that you are aware of all other taxes and costs associated with your Loan.

5. Frequency and number of payments

Repayment frequency: Monthly

Number of payments: 384

6. Amount of each instalment

You will have 62 payments of £2,825.62. After the Fixed Rate Period ends, and assuming rates do not change, 321 payments of £3,219.23, followed by 1 payment of £3,220.05.

Your income may change. Please consider whether you will still be able to afford your monthly repayment instalments if your income falls.

The interest rate on this Loan can change. This means the amount of your instalments could increase or decrease. For example, if the interest rate rose to 8.54%, your payments could increase to £5,061.90.

7. Additional obligations

The borrower must comply with the following obligations in order to benefit from the lending conditions described in this document and set out fully in the HSBC Mortgage Loan Terms and Conditions 2018 v2 Edition (the "Conditions"). A copy of the Conditions will be supplied to you with your mortgage offer.

Obligations:

- You must maintain the contractual monthly payments to this Loan for the duration of the Loan and use a direct debit, from a current account held with a UK based bank, to make the payments. The bank account used must be in the name of at least one of the applicants.
- You must take out and maintain buildings insurance for a minimum of the full reinstatement value of the property. This must be in place from first drawdown (or from when risk is assumed, if this is earlier) and must be maintained for the duration of the Loan. Buildings insurance does not have to be taken out through HSBC, however we reserve the right to request a copy of your insurance certificate. The cost of buildings insurance is not included in the APRC shown in Section 4 - Interest rate and other costs.
- You must occupy the property as your main residence and not let it without our consent.
- You must maintain the property in a good state of repair for the duration of the Loan.
- You must comply in full with the remainder of your obligations under the Conditions (which will be supplied to you with your mortgage offer) which apply to your Loan, the conditions incorporated into the security you give us over the property, as well as any special conditions in the Offer we issue.

8. Early repayment

You have the right to repay this Loan early, either fully or partially. However, an Early Repayment Charge may apply if you repay the Loan, or part of it early, details of which are shown below.

This includes if you switch to a different rate or lender before the end of the Early Repayment Charge period.

Early Repayment Charge:

An Early Repayment Charge is payable on this Loan until 31/10/2027 (this is called the Early Repayment Charge period).

The Early Repayment Charge is 1% for each remaining year of the Early Repayment Charge period (with the percentage calculated on a pro-rata basis for part years), based on the amount repaid early above the annual overpayment allowance set out below.

You have an annual overpayment allowance of 10% during the Early Repayment Charge period. In the first year this will be based on the amount of the Loan at completion or the date the rate switch became effective. The overpayment allowance for new loans will be reset on the anniversary of completion or for rate switch applications the date the rate switch became effective, until the end of the Early Repayment Charge period.

If you do not use your annual overpayment allowance in any year, any unused part will not be carried over to a subsequent year.

The maximum Early Repayment Charge you could pay is £31,222.50.

Should you decide to repay this Loan early, please contact us to ascertain the exact level of the Early Repayment Charge at that moment.

After the Early Repayment Charge period, there are no Early Repayment Charges on this Loan and you are able to make unlimited payments of capital at any time.

9. Flexible features

You have the right to transfer this Loan to another property. This is subject to the conditions referred to below.

If you want to transfer this Loan to another property we will consider your request subject to:

- Any replacement mortgage being taken up simultaneously with the repayment of your existing mortgage and;
- HSBC's satisfaction as to your financial status at the relevant time and;
- HSBC's normal assessment criteria.

If you move home, you will have to repay this Loan. If you wish to increase your borrowing when you move home, any additional funds may not be at the same rate as this Loan.

Further information about transferring your Loan to another property is contained in the Mortgage Loan Conditions.

You do not have the right to transfer this Loan to another lender.

Additional features:

Overpayments:

You can make overpayments either by paying us more than the amount of your monthly payments on a monthly basis or you can make one-off payments from time to time. The Conditions contain more information about contacting us to set up regular overpayments and making one-off payments. An Early Repayment Charge may apply as set out in Section 8 - Early repayment above.

Incentives:

Valuation fees - All HSBC products incorporate a free standard valuation. The amount of the free valuation equates to the cost of a Standard Valuation only, you will incur a further cost if you choose a Homebuyer's Report or Building Survey.

10. Other rights of the borrower

You have 7 days from the date you receive this offer to reflect before committing yourself to taking out this Loan.

You have no right to withdraw from the mortgage contract after completion but you may repay it early as described in Section 8 - Early repayment.

11. Complaints

If you have a complaint, please contact:

HSBC UK Bank plc
Customer Care Team
PO Box 6125
Coventry
CV3 9GW

Telephone: 0800 881155
(text-phone 03457 125 563)

Lines are open 9am to 5pm Monday to Friday. To help us continually improve our service, and in the interests of security, we may monitor and/or record your communications with us.

Email: customer.care.team@hsbc.com

You can find details on our complaints procedure at <http://www.intermediaries.hsbc.co.uk/complaints>.

Maximum time for handling the complaint: 8 weeks

If we do not resolve the complaint to your satisfaction internally, you can also contact: The Financial Ombudsman Service.

12. Non-compliance with the commitments linked to the loan: consequences for the borrower

Your mortgage agreement (which as well as the offer document also includes the Conditions) will set out your duties and rights in full. As part of these HSBC expect you to, during the term of your mortgage:

- Maintain the regular payments on your mortgage.
- Take out and maintain buildings insurance for the full reinstatement value of the property.
- Look after the property and keep it in a good state of repair.

Where you fail to keep these (or other) obligations under your mortgage there may be additional costs where HSBC has to carry out additional work or take additional steps as a result. Details of any additional fees will be notified to you. In the event of severe breaches of your obligations the ultimate consequence may be action by HSBC to take repossession or appoint a receiver of your property.

In the event you fail to make your monthly payments HSBC may report this to credit reference agencies which may impact your ability to obtain credit in the future.

Should you encounter difficulties in making your monthly payments, please contact HSBC straight away to explore possible solutions.

As a last resort, your home may be repossessed if you do not keep up with payments.

13. Additional information

This contract shall be governed by the laws of England and Wales.

You have a right to be provided with a draft loan agreement when you receive a binding mortgage offer.

14. Supervisor

This lender is supervised by the Financial Conduct Authority (www.fca.org.uk).