Mortgage and Loan Operations
Santander
Sunderland
SR43 4FH

Telephone number: 0800 085 1690
Fax number: 0845 605 8377
Text relay: 18001 0800 085 1690
10th September 2025

Dr S J Moser
Apartment 5, Swanns Building
Plumptre Place
Nottingham
Nottinghamshire
NG1 1LD

Account number:	51985048
Customer(s):	Dr Scott James Moser
Mortgaged Property:	1 Brewitts Yard George Street, Nottingham, Nottinghamshire, NG1 3BH

YOUR MORTGAGE OFFER

Dear Dr Moser

Thank you for choosing Santander for your mortgage. We've enclosed everything you need to know about your offer, which is available until 27th February 2026.

At this stage you're free to turn down this offer, but you would lose the valuation fee if you've already paid it.

This mortgage offer is made up of 3 parts:

- Part A details the information relating to the loan;
- Part B details the conditions that need to be met before your mortgage starts;
- Part C details any other conditions that are terms of your mortgage.

All of the parts of this mortgage offer, together with the mortgage conditions and the mortgage deed, will form the terms of your mortgage. It's very important that you read all of the information provided. It explains exactly what you'll be signing up to.

Please note we have to give you a 7 day period of reflection before we can complete this mortgage. This applies until, and including, 20th September 2025. You can however accept and proceed before expiry of this period of reflection. If you arrange for completion before 21st September 2025 through your solicitor, we'll take this as your acceptance and go ahead with your requested completion date.

This mortgage offer is based on an assessment of the information you've provided, including the product you selected. If you want to choose a new product before 27th February 2026 we may be able to issue you with a replacement offer. However, this may be subject to a new assessment which could result in a different lending decision or a revised loan amount.

What happens next?

We've sent a copy of this letter to your conveyancer, who needs to make sure that all of the conditions in Part B are met before we can complete the mortgage.

Please make sure that you're entirely happy with the details of your mortgage. Your conveyancer will be starting on the legal work, so let both them and us know as soon as possible if you decide you don't want to go ahead.

If you want to take advantage of a current government stamp duty concession, make sure your conveyancer can meet the applicable deadline.

If you have any questions, please give us a call on 0800 085 1690 quoting the account number.

Yours sincerely
The Santander Team

With this letter you'll find:

Mortgage Offer

Standard Mortgage Terms and Conditions

Tariff of Mortgage Charges

Valuation for Mortgage Purposes

Santander is able to provide literature in alternative formats. The formats available are: large print, Braille and audio CD. If you would like to register to receive correspondence in an alternative format please visit santander.co.uk/alternativeformats for more information, ask us in branch or call us.

Part A - Mortgage Offer

This Offer conforms to a European Standardised Information Sheet

This document was produced for Dr Scott James Moser on 10th September 2025.

Mortgaged Property: 1 Brewitts Yard George Street, Nottingham, Nottinghamshire, NG1 3BH

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 27th February 2026. After that date, it may change in line with market conditions.

Account Number: 51985048

1. Lender

Santander UK plc
Mortgage and Loan Operations
Santander
Sunderland
SR43 4FH

Telephone Number - 0800 085 1690

Fax Number - 0845 605 8377

santander.co.uk

2. Credit Intermediary

Life's Great Limited

03331230012

The Cooperage

5 Copper Row

London

SE1 2LH

Level of Service Provided:

Life's Great Limited recommend, having assessed your needs and circumstances, that you take out this mortgage.

Santander will pay Simplybiz Mortgages £667.59 in cash and/or benefits if you take out this mortgage. They will then make a payment to Life's Great Limited.

3. Main features of the loan

This is a repayment mortgage made up of 1 part summarised in the table below.

Part	Product	Loan Amount	Duration of the loan	Type of loan	Product description	Initial interest rate payable
1	KZ10H	£197,349.00	25 years 0 months	Repayment	A fixed rate of 4.30% until 2nd December 2030. Please note: This loan is only available up to a maximum of 85.00% of the property's valuation.	4.3%

In respect of product KZ10H after 2nd December 2030, interest will be charged at Santander's Standard Variable Rate, currently 6.75%, for the remaining term of the mortgage.

Amount and currency of the loan to be granted: £197,349.00

Total amount to be repaid: £379,288.65

This means that you will pay back £1.92 for every £1 borrowed.

Value of the property assumed to prepare this information sheet: £231,000.00

Minimum value of the property required to borrow the illustrated amount £231,000.00

This loan will be secured against the property.

Your mortgage benefits from a cashback and we will give you £250.00 which will be paid to your conveyancer after your mortgage completes. The cashback will need to be repaid if you redeem your mortgage in the first two years.

We will also arrange and pay for the cost of your standard mortgage valuation.

Further details of how interest is charged (and other conditions applying to your mortgage) are set out in our enclosed Standard Mortgage Terms and Conditions.

4. Interest rates 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 5.90%

It comprises:

Product	Interest rates
KZ10H	A fixed rate of 4.30% until 2nd December 2030.

Costs to be paid on a one-off basis:

- £999.00 - Product fee for product KZ10H, which you've asked to be added to the loan. You can pay this fee within 21 days following completion without penalty
- Any legal fees and costs as a result of instructing a conveyancer to act on your behalf
- The £225.00 Account fee for managing your mortgage account. This also includes closing your mortgage account when your mortgage ends.

  It's payable on completion, however you can defer this fee until the end of your mortgage. You will only pay this Account fee once during the lifetime of this mortgage on this property.
- Please note that all fees paid or to be paid are non-refundable. We'll refund any product fee you've paid if the application is cancelled before the mortgage completes.

Costs to be paid regularly:

- None

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

- You will need to pay for buildings insurance

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

Further details of how interest is charged (and other conditions applying to your mortgage) are set out in our enclosed Standard Mortgage Terms and Conditions.

All our variable rates are subject to a minimum interest rate floor unless otherwise stated. The interest rate charged will not go below 0.0001% per annum.

Assumptions

When calculating your APRC we've included the loan reversionary rate applicable to each loan part outlined in the main features of your loan. For this calculation we have assumed the rate remains at its current level for the remaining term of the loan, although this is a variable rate and may change.

5. Frequency and number of payments

Repayment frequency: Monthly

Number of payments for the term of your mortgage: 300

6. Amount of each instalment

Mortgage payments at account level

The amounts vary according to the term and product details displayed in the Main features of the loan section

£1074.65 until 2nd December 2030

Then:

£1312.17 until 3rd October 2050

This is an assumed start date for the purpose of the illustration.

Your circumstances may change. Please consider whether you will still be able to afford your monthly repayment instalments if your situation changes.

What if interest rates go up, how could this affect your loan(s)?

Loan 1

The interest rate on this loan is fixed until 2nd December 2030 and so the monthly payment will not change until after this date.

After 2nd December 2030 because this loan will then be on a variable interest rate the monthly payments shown in this offer could be considerably different. For example, if interest rates increase to 8.5% your monthly payment could increase to £1,589.11.

Additional borrowing available without further approval – this will increase the amount of the borrowing secured on your home.

You may borrow additional money up to £750.00 to be able to complete your mortgage. Your conveyancer will tell you that additional money is required and request your written agreement to this. Alternatively, you should confirm this in writing to your conveyancer so that they may request it on your behalf. The total amount you would owe if you borrowed £750.00 would be £198,099.00. This would mean that your monthly payment would increase to £1,078.73 based on an interest rate of 4.30%, charged on the additional money. You'll have to pay an early repayment charge on the additional amount borrowed if you pay back the loan or any part of it by 2nd December 2030. The maximum early repayment charge that you'll have to pay on the additional amount borrowed would be £37.50. This will be in addition to the early repayment charge payable on the money already borrowed. All money borrowed will need to be paid back in full by the end of the mortgage term.

7. Additional obligations

The borrower must comply with the following obligations in order to benefit from the lending conditions described in this document.

You must make sure there is suitable buildings insurance in place as long as you have this mortgage. You're not required to take out insurance through Santander UK plc or through Life's Great Limited.

Please note that the lending conditions described in this document (including the interest rate) may change if these obligations are not complied with.

8. Early repayment

This table shows the loan balance and maximum charge you would pay if you pay back loan number 1 in full on or before the date shown in the 'Period of repayment' column.

Loan Balance	Basis of charge	Period of repayment	Maximum charge
£197,349.00	5.00% of the amount	Until 02/12/2027	£9,867.45

	repaid		
£187,354.03	3.00% of the amount repaid	03/12/2027 - 02/12/2029	£5,620.62
£177,265.40	1.00% of the amount repaid	03/12/2029 - 02/12/2030	£1,772.65

You have the right to pay back this mortgage early, either fully or partially.

The maximum early repayment charge you will pay is £10,117.45. This includes any cashback, bonus or legal fees outlined in the 'Main features of the loan' section if this applies to your mortgage.

If you decide to pay back this mortgage early, please contact us to confirm your settlement figure.

9. Flexible features

Overpayments

If there is a product related early repayment charge, you can make additional capital repayments of up to 10% of the loan balance in each calendar year.

Overpayments in excess of 10% may attract an early repayment charge, on the excess amount.

Please refer to the Early repayment section for details.

Moving Home

You have the right to transfer this loan to another property. You must meet conditions set out in the mortgage conditions under 'Transferring your loan to a new mortgage'. You must also meet our lending criteria and pass our affordability assessment at the time.

10. Other rights of the borrower

You have 7 days after the issue of a binding mortgage offer to reflect before you commit to taking out this loan. Please refer to the cover letter for further details.

11. Complaints

If you have a complaint please contact Life's Great Limited by telephone on 03331230012 or write to: Life's Great Limited, The Cooperage, 5 Copper Row, London, SE1 2LH.

If your intermediary is unable to resolve your complaint you can obtain full details of our complaints procedure by contacting us directly.

We aim to resolve complaints as soon as possible, however the maximum time for handling the complaint is: 8 weeks.

If we do not resolve the complaint to your satisfaction, or it has been more than 8 weeks since you raised your complaint, you can refer it to The Financial Ombudsman Service at: The Financial Ombudsman Service, Exchange Tower, London, E14 9SR or call on 0800 023 4567.

You can visit their website at www.financial-ombudsman.org.uk for more information.

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

Should you encounter difficulties in making your monthly payments, please contact us straight away on 0800 023 4603 to explore possible solutions.

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

13. Additional information

The mortgage will be governed by the law in force in England and Wales. All communication will be in English.

14. Supervisor

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

This credit intermediary is supervised by the Financial Conduct Authority - www.fca.org.uk

Part B – Details of any conditions that need to be met before the completion/settlement of this offer

1. We've offered you this mortgage based on information that:
   - you (or your broker) told us in your mortgage application
   - you asked us to get about you and
   - we've reasonably assumed about your property

   We can withdraw this mortgage offer. We'll only do this if:

   (a) there's a significant change to the details of your mortgage application

   (b) there has been a significant change in your situation since you applied for the mortgage. This only applies if this has an impact on whether you can afford the mortgage

   (c) a conveyancer we've instructed isn't able to confirm the title to the property

   (d) there's a change to the property's condition, value or title. This only applies if this significantly impacts the property's suitability as security to us

   (e) we discover you've given us false or inaccurate information on purpose. This includes where you didn't give us the information we asked for

   (f) we reasonably believe you're involved in fraud or other serious criminal activity

   (g) completion/settlement of the mortgage offer does not take place by the deadline given at the start of this mortgage offer.

   If any of the above apply, we'll only withdraw this mortgage offer if we wouldn't have made it had we been aware of the true circumstances. This includes if we'd have made an offer of a lower amount or on different terms.
2. You must obtain or keep vacant possession of the property.
3. Your conveyancer must check and certify the property title. The conveyancer must also make sure our other requirements are met. Some of them are set out in this mortgage offer. We've sent others to the conveyancer separately. They can explain to you the title checks and other requirements.
4. Your conveyancer must report to us if the property purchase price to be stated in the transfer/lease/disposition is not £231,000.00. They don't need to tell us about sales incentives if:
   - the seller is a builder of a new build property and
   - the incentive is a cash payment of 5% or less of the purchase price and/or the builder is paying the applicant's legal fees or stamp duty (or both).

   In all other cases, the conveyancer must report the incentive to us. Please refer to our requirements for new build incentives in the UK Finance Mortgage Lenders' Handbook.
5. We must have a first legal charge over the property. This is referred to as a first ranking standard security in Scotland.

   Our relationship with you before the conclusion of this mortgage offer, the terms of this mortgage offer and the mortgage are all governed by the law of England and Wales. All communications will be in English.

   The mortgage loan starts on completion/settlement. After completion/settlement you won't have a right to change your mind and withdraw.

   You can repay the mortgage loan at any time. This is subject to any fees shown in the Part A 'Early repayment' section.

If you wish to repay the mortgage loan, contact us to arrange it.

6. You must own or acquire the freehold/outright ownership interest in the property. You must give us first charge security over your property. Security means that you give us rights over your property. These rights protect us if you don't keep to your obligations to us. You give us security by signing the Mortgage Deed (or Standard Security in Scotland). The Mortgage Deed (or Standard Security in Scotland) includes the Santander mortgage terms and conditions. These are enclosed.
7. Buildings insurance on your property

   You must make sure that:

   7.1 your property is insured against loss and damage on an index-linked basis for at least the recommended rebuilding cost. We recommend a figure of £305,000.00.

   7.2 the insurance cover is in place by the time the mortgage starts or, where you're buying the property, from the date of exchange of contracts. If you're buying in Scotland, it must be in place from the date you complete the purchase

   7.3 you maintain insurance on the property for the current rebuilding cost for as long as the property is mortgaged to us

   7.4 your property is insured at all times with an authorised insurance company for at least the following risks:

   - Fire
   - Lightning
   - Aircraft or things falling from them
   - Explosion
   - Earthquake
   - Storm
   - Flood
   - Escape of water or oil from tanks, pipes or fixed heating installations
   - Riot or malicious people
   - Malicious damage
   - Theft or attempted theft
   - Falling trees or branches
   - Breakage or collapse of aerials
   - Subsidence, landslip or ground heave
   - Collision or impact by vehicles or animals
   - Professional fees, demolition and site clearance costs; and
   - Public liability to anyone else

   7.5 if the excess on your policy for subsidence, landslip and ground heave is more than £1,000, you tell us and get our agreement in writing. We'll not unreasonably hold back our agreement. On any claim you make, you're responsible for paying any excess (the first part of any claim).

   7.6 you let us know immediately if the insurance policy does not meet our conditions. We may be able to accept a policy with different terms. However if we reasonably think the property risk is too high, we would withdraw our mortgage offer.

   7.7 if we reasonably think your insurance arrangements are inadequate, we may insure the property at your cost. This is so we can be sure that the cover is adequate.

   7.8 if you make a claim on the buildings insurance policy:

   7.8.1 if the claim is over £10,000 you must let us know in writing. You must use any money you receive from your claim to rebuild or repair your property as quickly as possible. We may agree in writing to something different.

   7.8.2 otherwise, if we ask you to do so in writing, you must use any money you receive from the insurance policy to pay off some or all of your mortgage.

   7.9 we don't need to be a party to or have our name noted on the insurance policy and we don't normally ask for a copy of the policy. However, you must give us a copy of it if we ask.

   7.10 if all or part of your property is or will be let, you must make sure your insurance company knows this before the insurance starts.

8. Your conveyancer must check if any other person over 17 years old will be living in the property on completion who will have any legal, equitable or beneficial interest in the property.

   This excludes people:

   - applying for the mortgage loan; or
   - occupying the property under a tenancy agreement that we've told you in writing is acceptable to us. This is only if we've agreed in writing that you may let the property.

   If any other person will be living in the property, they must complete and sign a Deed of Consent. This is on the back of our Mortgage Deed. They must seek separate legal advice about the deed. Your conveyancer must also check if this person's signature needs to be witnessed by an independent and licensed conveyancer.
9. Your conveyancer should give at least five clear working days' notice of the expected completion/settlement date, or longer if the mortgage is conditional on the property being inspected again.
10. Our mortgage offer is given on the basis that it is for the benefit of all applicants. If this is not so, you must contact your conveyancer. If this is an additional loan and no conveyancer is involved, contact us on 0800 085 1690.
11. There must not be any other mortgages or charges over the property at completion/settlement (except our mortgage). This is unless we've agreed to them in writing. If there are, please tell us immediately as we may withdraw the mortgage offer or agree to go ahead on different terms.
12. Please check that the following bank details are correct so we can collect the monthly mortgage payment by Direct Debit. If any details are missing or wrong, please call us on 0800 085 1690.

    Sort code: 05-06-41

    Account: 29508983
13. You must insure the property from the date when contracts are exchanged and for the whole of the mortgage term. If the property is leasehold, the landlord or managing agents will normally deal with this. Either way, you should speak to your conveyancer about insurance arrangements.

Part C – Details of any other conditions that are a term of your mortgage

14. You must use or intend to use at least 40% of the property as or in connection with a dwelling. It must be used by you or a related person.

    A related person means anyone who is your spouse, parent, brother, sister, child, grandparent or grandchild. It also means any other person whose relationship with you is similar to that of a marriage partner.

    If this is not the case, you must tell us.
15. You must live in the whole of the property during the mortgage term. You must not grant any tenancies or third party rights of occupation unless we've agreed to them in this mortgage offer or separately in writing.

    If you want to let the property, you must first get our permission. If we give permission, we may add conditions that you'll have to keep to. Any conditions we add will be reasonable.
16. If you transfer your mortgage loan to another mortgage product before 2nd December 2030, you must pay an early repayment charge.
17. Check if your valuation report shows there are trees near the property that may cause structural damage. If this is the case, you should take advice from a tree specialist or specialist engineer and your conveyancer.
18. Please see the comments made within the valuation report.
19. When we say 'conveyancer' in this letter, we mean the licensed conveyancer you've instructed to deal with your mortgage application. You're responsible for paying the conveyancer even if the mortgage doesn't go ahead.

    If you're a conveyancer applying for your own mortgage, you must ask another conveyancer in the firm to deal with it or return the instructions to us. If you're a conveyancer acting for the buyer and seller, you must return the instructions to us. We'll need another firm to act for us.
20. Neither we nor our valuer accept any responsibility for:

    20.1 the adequacy or costs of the works

    20.2 the standards of supervision of the works or for the workmanship and materials used in the works

    20.3 compliance with any contract you have for the works or

    20.4 the existence or adequacy of or compliance with planning, building or other necessary consents.

Any approval that we or our valuers give to any:

- plans
- specifications
- costings
- planning and building consents
- specialist reports
- surveys
- architect's or other certificates
- contracts
- appointments
- documents regarding the works or
- inspection of works or their progress

is for our purposes only. This means you must not rely on any approval that we or our valuers give regarding any of the documents mentioned, or on any inspection that we or our valuers do of the works or their progress. You must satisfy yourself independently on all of the above matters.

21. Consider if you need to take out suitable life insurance to repay the mortgage loan in the event of death.
22. We'll use and disclose the information we hold about you. We'll do this in line with the declaration and data protection statement you've read and signed. The data protection statement is also included in our 'A straightforward guide to your mortgage' booklet given to you when you applied for your mortgage. By continuing with this mortgage application, you're confirming your agreement to this processing.
23. You must repay all the money you owe us by the end of the mortgage term. If you don't, we'll charge interest on the money you owe us at the reversion rate available at that time.

Santander

Mortgage terms and conditions 2025

PLAIN LANGUAGE COMMISSION
CLEAR ENGLISH STANDARD

Summary of important things you need to know about your mortgage

Section

1

Your mortgage paperwork

Your agreement with us is made up of this mortgage terms and conditions booklet, the mortgage deed and the mortgage offer.

2

Mortgage security explained

The mortgage gives us rights over your property. These rights are called our security. They protect us if you don't keep to your obligations under the agreement, which include making your monthly payments on time.

3

Borrowing with someone else

If you take out a mortgage with someone else, your agreement with us applies to all of you together and each of you separately.

4

Your mortgage payments

You need to make a mortgage payment every month on the same date by Direct Debit. If your monthly payment changes, we'll tell you.

5

Interest you owe on your mortgage

We work out the interest daily. We add interest each month at the end of the day before your next payment date. The interest rate is explained in your mortgage offer.

6

Fees, charges and costs you have to pay

We won't change the fees detailed in your mortgage offer. We may charge you for services we provide or work we do for you. These charges are explained in our mortgage tariff of charges.

4 and 7

Paying back your mortgage

You must repay all the money you owe us plus any fees and charges by the end of the mortgage term. Before the end of the mortgage term, you can repay your loan. This is called an early repayment.

8

Insuring your property

You must have buildings insurance in place for your property. If something bad happens to your property, the money from a claim must be used to put it right.

9 and 10

Looking after your property

You must take good care of your property and keep it secure. You must carry out and complete any building work needed to keep it in good condition. Sometimes you'll need our permission before you make changes to your property.

12 and 13

If you don't keep to our agreement

If you don't keep to your obligations under the agreement and we take steps to end the mortgage, this is called a default. For example, you'd be in default if you missed 2 or more mortgage payments. In some cases, we may take control of your property from you.

We want to make things as easy to understand as possible.

Read this booklet so that you understand how your mortgage works and what you need to do. Keep it somewhere safe so you can look at it in the future.

If you have questions before your mortgage starts, your solicitor or conveyancer will help you.

If you have any questions after your mortgage starts, contact us.

This booklet is in English. All communications with you will be in English.

Contact us if you want another copy of this booklet or our tariff of charges at any time.

Look for these icons in the booklet to help you understand the terms and conditions

Definitions

Examples

Important Information

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Contents

Section 1: Your agreement with us

If you have a mortgage with us, we'll give you a mortgage loan and you give us security over your property. We explain security in the next section. The mortgage loan is each sum of money we lend you that is secured on your property. It's explained in the mortgage offer. It includes additional money we lend you.

In this booklet we refer to **the money you owe us**.

The money you owe us means all the money you owe us under the agreement with you and includes:

- any unpaid fees, charges and costs
- any unpaid interest
- any arrears. We explain arrears in section 4, 'What you have to pay'.

The agreement for your mortgage loan is made up of:

- **this booklet**
- **the mortgage deed**

  The mortgage deed gives us rights over your property. The property is named in the mortgage deed. We call these rights 'security' and we explain what this means in section 2, 'What is security?'.

  The mortgage deed gives us security for all the money you owe us. If you have other loans with us, it also gives us security for amounts you owe us on those other loans. In Scotland, it's called a standard security.

  The rights we have over your property mean that if you break the agreement, we're allowed, in some cases, to take possession of and sell your property. This includes if you're not repaying the money you owe us.

- **your mortgage offer**

  This has the parts of the agreement that are specific to you. It includes the amount of money you're borrowing and the type of mortgage you have. It includes details of your interest rate.

  We'll make you a mortgage offer first before we give you the mortgage loan. We may make you other offers later. We'll do this if we agree to lend you more money or make changes to your mortgage loan.

  If the mortgage offer says something different to this booklet and the mortgage deed, the terms in the mortgage offer apply.

The agreement continues until you've paid us the money you owe us under the agreement. In this booklet, when we say:

- **we**, **us**, **our** and **Santander** – we mean Santander UK plc. It includes anyone who takes over or merges with us or anyone who acts on our behalf. It includes anyone we transfer some or all of our rights to under the agreement
- **you**, **your** and the **borrower** – we mean the person or people named in the mortgage deed.

Section 2: What is security?

When you sign the mortgage deed you give us security over your property. This means you give us rights over your property. These rights protect us if you don't keep to your obligations under the agreement, which includes making your monthly payments. We explain these rights in section 13, 'What we can do when you're in default'. They include the right to sell your property and use the money to repay the money you owe us.

Our security over your property isn't only security for the money you owe us. It also covers these other amounts:

- Any other money you owe us under any other mortgage loan you have with us. This includes any mortgage loan you may have with us in the future while we still have security over your property.
- If you're borrowing with someone else, it covers money any of you owe us under another agreement. This includes money owed jointly with anyone else. This is the case even if the borrowers under this agreement are different from those under the other agreement.

For example

Say you have another property mortgaged to us under a separate agreement. If your new property is sold to repay the money owed under that agreement and there isn't enough money to repay that loan in full, we can transfer the remaining amount you owe to this agreement.

We can keep our security until you've paid the amount you owe under the agreement, and any mortgage loans mentioned above. In this booklet we also refer to additional security.

Additional security means additional rights you have that relate to your property. They include:

- rights you have relating to your property, including the way it's built or its condition
- any share or membership rights you have in a management company or residents association. For example, you may have these rights if your property is leasehold
- rights in insurance policies over the title to your property or covering risks about rights in your property.

By signing the mortgage deed you give us (by legal transfer) the additional security if you can. If you can't give this to us, for example because there's a restriction on what you can transfer to us, you must instead give us security over the additional security.

Once you've repaid the money you owe us, we'll give back to you the additional security or release it from the security.

If you have other mortgage loans with us, we can keep our security until you've repaid the amount you owe under the agreement and any other mortgage loans.

Section 3: What happens when you borrow with someone else?

If you're borrowing with other people, this agreement applies to:

- all of you together, and
- each of you separately.

You're each responsible for paying back the entire mortgage loan. You're also responsible as a pair or as a group.

If the relationship between you ends, you must continue to do what the agreement asks of you. This includes making the monthly payments.

Where you're borrowing with others:

- we can agree changes to the agreement with any of you. We don't need to agree them with all of you
- we can accept changes to the Direct Debit account and payment amount from any one of you. We don't need to get approval from all of you
- we can accept signatures, notices and instructions from any one of you. We don't need to get approval from all of you.

For example

We can agree with only one of you to increase the amount of the mortgage loan. If you've told us we need to get everyone's agreement, that's what we'll do.

If you'd like all of you to agree changes with us, tell us in writing. Please note that if you'd all like to agree changes with us, you won't be able to use our Online Banking service to agree changes.

If one of you no longer lives at your property, we can accept signatures, notices and instructions from whoever is making the monthly payments. We'll only do this if we think it will not disadvantage any of you.

If we send you a notice or other documents, including statements, we may address them to all of you jointly.

Section 4: What you have to pay

You must pay your monthly payments by Direct Debit on the payment date every month. We explain when the payment date is below.

You must pay all the money you owe us at the end of the mortgage term, which means the length of time you have to repay the mortgage loan. It's explained in the mortgage offer. You can repay the mortgage loan earlier. How you do this is explained in section 7, 'Paying back your loan early'.

You must pay interest until you've repaid all the money you owe us.

Types of repayment

The mortgage offer will explain if your mortgage is a **repayment** mortgage or an **interest only** mortgage.

- **Repayment**
  With a repayment mortgage, the monthly payments pay off the amount you owe us by the end of the mortgage term. This means your monthly payment pays the interest and some of the original loan amount.
- **Interest only**
  For an interest only mortgage, the monthly payments pay off only the interest we charge. This includes interest on arrears.

If your loan is interest only, you'll owe the mortgage loan amount at the end of the mortgage term. You must make arrangements to pay off the money you owe us by then. If you don't, your property will be at risk. It may have to be sold to repay the money you owe us.

If we ask, you must show us what arrangements you've made to pay off the amount you owe at the end of the mortgage term. It's important that you keep checking that these arrangements will be sure to pay it off.

If the mortgage loan is part repayment and part interest only, we calculate the monthly payment for each part. We add them together to make up your monthly payment.

Payment date

What is the payment date?

The payment date is the date each month your monthly payments are due. We'll also let you know the payment date when the mortgage starts.

When the mortgage starts, we'll tell you the first payment date.

The payment date will be the same each month. You can ask us to change the payment date. The new date must be between the 1st and 28th of the month.

If the payment date isn't a working day, payment is due on the next working day. A working day is every day except a Saturday, Sunday or an English bank holiday.

If the payment date changes, we'll tell you and let you know when the new payment date will start. We'll tell you about any changes to your monthly payments. After a change, your monthly payments may be different from your contractual monthly payment. This depends on when in the month the payment date moves to. We'll tell you the amount of each monthly payment.

Monthly payment

The monthly payment is the amount you must pay each month on the payment date. It's explained in the mortgage offer. The monthly payment can change if there's a change in the:

- interest rate
- amount of money you owe us, for example, if you borrow more or repay some of the mortgage loan
- payment date
- repayment type – for example, the loan changes from interest only to repayment
- mortgage term
- money you owe us to make sure it's repaid by the end of the mortgage term.

We can also increase your monthly payment to cover arrears including unpaid interest and fees, costs and charges.

We can also change your monthly payment to make a payment arrangement. This includes to let you reduce your monthly payments including pausing the paying of interest. We can change your monthly payment if we cancel an arrangement like this.

If your monthly payment changes, we'll tell you and let you know when your new monthly payment will start.

If your monthly payment changes because one of the events listed above happened in the previous month, we can reduce or increase the first of your monthly payments. This is to take account of interest you've overpaid or underpaid because of the old monthly payment. We'll tell you the amount of each monthly payment.

Late payment (arrears)

If you fall behind with a monthly payment or part of a monthly payment, it's called arrears. Arrears also includes:

- any unpaid interest and fees, costs and charges, and
- when we pay an amount on your behalf and add it to the money you owe us, such as ground rent or service charges on your property.

Arrears should be paid to us immediately. If your arrears are equal to 2 monthly payments or more, we call it a default. We explain what this means in section 12, 'If you don't keep to this agreement'. We can take steps to end your mortgage if you default - for example, we can sell your property.

If you have arrears, you'll pay extra interest on the amount of the arrears. We also charge interest on this extra interest if you don't pay it.

We can agree a different payment arrangement with you. A court may give you more time to pay.

Arrears and interest on arrears aren't automatically covered in your monthly payments, so we may need to assess whether you can afford the increased monthly payment. This means you'll need to make separate arrangements with us to pay arrears and interest on arrears.

It's important to contact us to see how we can help if you think you won't be able to make a monthly payment or you fall into arrears.

To pay back your arrears and stay up to date with payments, you'll need to make payments on top of your monthly payment.

Section 5: How we calculate interest and when we can change it

We charge interest at the interest rate until you've repaid the money you owe us. The interest rate is explained in the mortgage offer.

If you owe money at the end of the mortgage term, we'll continue to charge interest at the reversion rate available at that time. We explain below what our reversion rates are under 'Types of interest rate you may have'.

What is a reversion rate?

A reversion rate is a variable interest rate that your mortgage will automatically transfer to when the initial fixed or tracker product period ends.

When we start charging interest on different amounts

Amount	When we start charging interest
The money we lend you including any additional money we lend you	From the day the mortgage or additional loan starts
Fees, charges and costs	From the day we add it to your mortgage loan if you haven't already paid it
Amounts you haven't paid when they're due, and we pay them for you. For example, if we pay your ground rent or service charge.	From the day we add it to your mortgage loan

How we work out interest

We work out interest each month on the basis that each month is a twelfth of a year. A month runs from each payment date to the day before the next payment date. We add interest for each month at the end of the day before the next payment date.

We calculate interest each day. When calculating and charging interest, we don't include 29 February in a leap year.

If the money you owe us or the interest rate changes in a month, we'll work out interest in the same way as set out above, but we'll use the original amount or rate until the date of the change. We'll use the new amount or rate for the rest of the month.

For example

If the interest rate increases by 1% on the 3rd day of the month, we'll calculate interest at:

- the lower interest rate up to the 2nd day of that month, and
- the higher interest rate from the 3rd day of that month until the end of the month.

Any payment you make will reduce the interest you pay from the day we apply it to your mortgage. If you make a payment on a day that isn't a working day, we may not apply it to your mortgage until the next working day after we receive it.

For example

If you make a payment on a Saturday, we'll apply it to your mortgage on the following Monday. If you make a payment on a bank holiday Monday, we'll apply it to your mortgage on the next working day, usually the Tuesday.

We'll continue to charge interest at the interest rate even if a court makes an order for you to pay some or all of the money you owe us.

Types of interest rate you may have

The mortgage offer explains what type of interest rate applies to your mortgage loan. We explain the different types of rate below.

Bank of England base rate is also called the Bank Rate. It's the official rate set by the Bank of England. Banks and building societies use the Bank Rate to calculate interest rates for some mortgage products.

Fixed rate	This means the interest rate you pay stays the same. A fixed interest rate applies for a set period of time. The mortgage offer explains how long the fixed rate lasts and the rate that applies when it ends.
Tracker rate	A tracker rate means the interest rate you pay follows (or tracks) the Bank Rate. This may be for a set period of time or it may be until the end of the mortgage term. The mortgage offer explains how long the tracker rate applies and the rate that applies at the end of the period. It's always a fixed percentage above the Bank Rate. If the Bank Rate goes up or down, your interest rate will go up or down by the same percentage. This means your monthly payments could change over time. The mortgage offer explains your rate and how it tracks. Your interest rate will change on the third day of the month after the month in which the Bank Rate changes. When your interest rate changes, we'll tell you about this at the same time as we tell you about the change to your monthly payment. If you have a tracker rate, what you pay will be the Bank Rate plus a specified percentage on top or 0.0001% per year, whichever is higher. This means you'll never pay less than 0.0001%. This is the minimum rate.
Follow-on Rate	The Follow-on Rate is a reversion rate that follows the Bank Rate with a specified percentage on top. This means that when the Bank Rate changes, the Follow-on Rate will change, subject to the minimum rate. This is explained in the tracker rate section above.
Standard Variable Rate or SVR	This is a reversion rate that we set and can decide when it goes up or down. It's not linked to the Bank Rate. We can reduce the rate for any reason, but we can only increase the rate for the reasons set out below. We may apply an SVR differential. This is a fixed percentage we add to or take from the SVR. If an SVR differential applies, it will be explained in the mortgage offer.

You can find more details of the interest rates on our website.

We can change a fixed rate or any other rate that we're not free to vary if there's a change in how you use or occupy the property that increases our risk.

For example

This could happen if you rent out your property.

Increasing our Standard Variable Rate

We may increase the Standard Variable Rate for the following reasons:

- Costs of raising the money we lend – we have costs in raising the money we lend to our mortgage borrowers. These costs can change for many reasons, for example, the Bank Rate or other market rates may change. If these costs change, or we know they're going to change, we can change our Standard Variable Rate to reflect these changes.

  Some examples of our costs of raising the money we lend include:
  - the interest we pay on deposits
  - the interest we pay to people we borrow money from
  - the costs of raising money from our shareholders and other money that makes up our capital.
- Meeting regulatory requirements – to make sure that our business is run in a way that does what our regulators ask. This may be when there are changes in these requirements or to make sure we continue to meet existing requirements.
- Changes in law and regulation – when the law or regulation changes or there's a change in a code of practice we comply with. This includes when we respond to decisions of a court or an ombudsman.
- Running costs – if there are changes in the costs of running our business that are beyond our reasonable control.
- Changes in technology – if there are changes in technology or systems that cause our costs to change.

When we make a change to our Standard Variable Rate, we'll tell you.

We'll give you at least 7 days' notice before your payment changes if it's because of a change in the Bank Rate and if our change to the Standard Variable Rate is:

- the same as the change in the Bank Rate, or
- less than the change in the Bank Rate.

For any other change explained above, the notice we give you will be at least:

- 7 days before your payment changes if we reduce it
- 30 days before your payment changes if we increase it.

Replacing a rate

If the Bank Rate stops being set and isn't replaced by a replacement rate, we'll act reasonably to identify a replacement rate. If we can't identify a replacement rate, we'll act reasonably to choose a rate of interest that will be tracked. The rate we choose won't be a rate set by us.

We'll give you 30 days' notice of the new rate.

We can do the same with any replacement rate to the Bank Rate or another rate we choose as explained above.

Section 6: Fees, charges and costs you have to pay and when we can change them

As well as paying us interest on your mortgage loan, you may also have to pay us fees, charges and costs.

Fees

Your mortgage offer will say if there are any fees – for example, a product fee or a mortgage account fee. It will say if the fee is to be added to the mortgage loan or paid separately.

We won't change the fees that are shown in your mortgage offer.

Charges

We may ask you to pay charges for services we provide or work we do regarding your mortgage. Charges also cover our internal costs of providing the service or doing the work as well as any costs we have to pay other people. You must pay any charges as soon as we ask you to. If you don't pay them when we ask, we can charge interest on them.

We explain our most common charges in our tariff of charges. We call these our standard charges. We'll send you a copy of our tariff each year with your annual mortgage statement. You can also find it on our website and ask us for a copy at any time.

We can reduce or remove a standard charge in our tariff at any time.

We can also increase a standard charge or introduce a new charge to our tariff at any time. We'll only do this in the following situations:

- Changes to our costs – we can increase charges in proportion to changes in the cost to us of providing the service or doing the work charged for. These changes could arise from changes to our own internal costs or the costs we pay other people. We'll only do this if the changes are beyond our reasonable control.
- Meeting regulatory requirements – we have to comply with laws and regulations. These requirements can change. If they do and we incur additional costs, we can change our standard charges in proportion to the change in our costs. This includes bringing in new charges.
- Changes in law and regulation – when the law or regulation changes or there's a change in a code of practice we comply with. This includes when we respond to decisions of a court or an ombudsman.

We'll make sure the change is proportionate to the reason for changing or introducing the charge.

For example

If our costs rise for changing a party to the mortgage, we can increase the amount we charge you to cover the extra costs.

We can also introduce charges for providing a service or doing work where we haven't previously charged for it. We'll only do this if it's not possible to provide the service or do the work without charge.

For example

If we have to pay other people to carry out the service or do the work, we may introduce a new charge in the tariff to cover those costs.

Any new or increased standard charge will be shown in our tariff and we'll tell you of any changes before you need to pay it.

If we don't have a standard charge, we'll simply charge you a reasonable amount to cover our internal costs and any costs we pay other people. We won't ask you to pay a charge that isn't shown in our tariff unless we tell you first and you agree to pay it.

Costs

We may ask you to pay the actual costs we have to pay for doing work on your mortgage and we can charge interest on them if you don't pay. These include costs we pay others, for example solicitors' fees and costs we incur in protecting our rights in the agreement for your mortgage.

For example

If you owe ground rent or service charges and we've had to pay them on your behalf to protect our security over your property.

We can pass on any costs we pay on your behalf that are ordered by a recognised authority, such as a court or ombudsman.

We'll only pass on costs if they aren't already covered by our standard charges. We can pass on our actual costs if we've acted reasonably and the amount is reasonable.

You must pay any costs as soon as we ask you to.

For example

If we bring legal action against you because you aren't making your monthly payments, we may ask you to pay the cost of this.

Section 7: Paying back your loan early

At any time before the end of the mortgage term, you can choose to pay back your loan. This is called an early repayment. An early repayment is a payment of:

- all the money you owe us early – for example, when you remortgage or your property is sold. A remortgage is when you repay the mortgage loan and take a new mortgage loan with another lender.
- some of the money you owe us early – for example, when you make a payment on top of your monthly payment. This is called an overpayment.

It also includes when you have to make the early repayment, or we make it. This may happen if you default on your mortgage and we repossess your property to repay the money you owe us.

If you make an early repayment, you may have to pay a charge. This is called an early repayment charge. Your mortgage offer explains when an early repayment charge applies, how it's calculated and how much you can overpay before you have to pay an early repayment charge.

If an early repayment charge applies, we'll add it to the amount you owe us.

We don't make an early repayment charge if everything you owe us is repaid early because you die or, if there's more than one of you, the last of you dies.

For example

Say the mortgage term ends on 3 January 2040, you can repay your mortgage loan in full or part before this date. Depending on when you repay it, you may also need to pay an early repayment charge.

If you move home during a period when an early repayment charge applies

If the sale of your property and the purchase of the new property happen on the same day, you can repay the money you owe us early and we'll refund all or part of any early repayment charge if you transfer your existing mortgage product to your new mortgage loan. This is known as 'porting'. We'll refund all or part of the early repayment charge on the amount transferred to the new mortgage.

For example

If your existing mortgage loan is £100,000 and your new mortgage loan is £90,000, we'll refund the early repayment charge on £90,000 and you'll pay the early repayment charge on £10,000.

What is porting?

It's when you transfer your existing mortgage product to your new mortgage loan. It means you can continue to benefit from the terms that apply to your existing mortgage product.

If the sale of your current property and purchase of your new property don't happen on the same day, you'll have to pay any early repayment charge when you pay back your existing mortgage. We'll refund all or part of any early repayment charge if you:

- complete the new mortgage loan within 3 months of paying off your existing mortgage loan, and
- transfer your existing mortgage product to your new mortgage loan. This is known as 'porting'.

We'll refund the early repayment charge to the people named on the new mortgage as long as they were on the previous mortgage.

In both scenarios above, you must also meet the following requirements:

- You and your new property must meet our lending policy requirements at that time. They include whether we think the new property is suitable security for the mortgage loan. They also include whether we think you can meet all your financial commitments under the new mortgage loan.
- If you need to borrow more money to buy the new property, we'll only let you transfer the money you owe us to the new mortgage loan if you borrow the extra money from us. We may agree to lend it to you if you meet our lending policy requirements. We'll let you know the product terms that apply to this extra amount.
- You can't transfer the money you owe us to loans on more than one property.
- You can't transfer the money you owe us to a loan on a property you already own.

Section 8: Insuring the property

You must make sure your property is covered by buildings insurance. If you're buying a property, the insurance must be in place for exchange of contracts. If you're buying in Scotland, it must be in place from the date you complete the purchase.

If your property is leasehold and the landlord is responsible for insuring it, you must do all you reasonably can to make sure they're doing so. If the landlord isn't insuring your property, or you think they're insuring it for less than its full rebuilding cost, you must tell us.

The policy must be suitable to cover your property so that if something bad happens to it, the money from a claim will pay for it to be rebuilt.

If your property isn't insured or the insurance doesn't meet the requirements above, we may arrange insurance. This insurance may cover our interest in the property, or yours, or both. If we insure the property, we'll add the cost to the mortgage loan and charge interest on it. We'll keep any commission we get if we arrange the insurance.

You must pay all insurance premiums on time. You must not do anything that means the insurer could refuse to pay claims under the buildings insurance. You must not do anything that makes it more difficult or expensive to insure your property.

If we ask to see a copy of the insurance policy or proof that the premiums are being paid, you must let us have this.

You must tell us straight away if any significant damage happens to your property and you'll need to make a claim.

Money from a claim must be used to repair or rebuild your property unless we tell you it must be used to repay the money you owe us. We'll only do this if we reasonably think that using the money to repair or rebuild the property won't put it in good enough condition for the property's value to cover the money you owe us.

Section 9: What you must do to look after your property

There are certain things you must do with your property:

- Unless you have a Buy to Let mortgage, you must live in it as your only or main home. You must not let it out unless we agree.
- Take good care of it and keep it secure.
- Carry out and complete any building and repair work:
  - to keep it in good repair, or
  - that is required by law or regulation.
- Make any payments you need to make as the owner or person living in your property. This includes paying ground rent and service charges.
- Make sure any building work complies with all necessary consents and regulations.
- Keep to any restrictions, obligations, laws and regulations that apply.

If your property is leasehold, you must:

- keep to the terms of the lease. If you're told that you've broken the terms, you must let us know as soon as you can
- do all you can to make sure others keep to the terms of the lease – for example, any management company
- let us have any notice from your landlord that ends the lease.

What is a lease?

In this booklet, when we refer to a lease we mean where you own the leasehold interest in your property, so you own the property under a lease.

What is a tenancy?

If you let your property to other people for a short time (for example, for 12 months), we refer to this as a tenancy.

If you're the landlord of your property, there are additional obligations that we explain in section 11, 'What you have to do if you have a Buy to Let mortgage'.

For example

If you notice damage to your property, for example the roof, you'll need to repair it. Any repair work will need to meet the standards required by law. This may include using certain types of material to meet the standards for your local area.

We can enter your property to check it. We'll usually let you know beforehand if we're going to do this. We won't be able to let you know beforehand if it's an emergency.

If you don't carry out your obligations, we can carry them out for you. If we do, our costs will be payable by you and we may add them to the money you owe us. These costs include the costs of any third parties we use.

We may ask you for information about your property – for example, details of who's occupying your property. If so, you must give us that information.

You must tell us if you're sent a notice that relates to your property, such as a notice from your local council, and let us have a copy as soon as you can.

You must comply with any valid notice you receive or, if we ask, make objections or representations regarding the notice or appeal it.

If you receive any compensation as a result of any notice, you must tell us. We can require that any compensation you receive is used to pay the money you owe us.

Section 10: When you need to get our permission

You must get our permission if you want to:

- change how your property is used or apply for planning consent to change how it's used
- make any changes to your property that alter its structure or add to it
- transfer ownership of your property – this includes selling or giving it away
- if your property is leasehold
  - surrender (give up) the lease
  - terminate the lease
  - agree to any change to the lease
- give someone else security over your property or give them rights in your property that affect our interests, such as a second or further mortgage
- rent out your property or change the terms of a tenancy agreement. We may ask you to pay the rent towards the money you owe us. You won't need further permission from us if:
  - any new letting or change is covered by any permission we've already given you, or
  - the tenant has a right to a new or extended tenancy.

If you have a Buy to Let mortgage, we'll give you permission at the start of the agreement to:

- give up possession of your property or give someone a right to occupy all or part of your property – for example, allow a paying lodger to live in your property
- agree to any obligations being imposed on your property
- apply for any improvement or similar grants for your property.

You must not do anything without our permission that damages or reduces the value of your property.

We'll give you permission unless it's reasonable for us not to.

If we give permission, we may add conditions that you'll have to keep to. Any conditions we add will be reasonable.

For example

You must get our consent if you want to build an extension or convert a basement. This is because this changes or adds to the structure of your property. If you do this, we'll require you to notify your insurer of the extension or conversion.

If you expand or develop your property, you must tell us as soon as possible. If we ask you to, you must give us security over the new or increased part. We must approve the form of security. You're responsible for paying any relevant expenses.

For example

If you buy additional land next to your property, you must give us security over it.

If your property is in Northern Ireland, the mortgage may create a lease from you in our favour as security for everything you owe us. If so, you agree to hold your interest under the lease in trust for us. You agree to transfer that interest to anyone that we direct. If you fail to do so, we may remove you from the trust. If so, we'll appoint another person in your place. Once you've repaid the money you owe us, any lease created will end.

Section 11: What you must do if you have a Buy to Let mortgage

This section applies if you have a Buy to Let mortgage. The mortgage offer will say if you have this.

This section also applies whenever you are the landlord of your property – for example, if we agree that you can rent out your property (this is known as consent to let).

The requirements are:

- you or your family must not live in your property
- you must meet your obligations as the landlord of your property – these may be in law, in your lease (if you have one) and in the tenancy agreement
- you must make sure your tenants and other parties meet their obligations – the other parties may include a management company
- you must send us any notice from anyone wanting to:
  - extend a lease or tenancy
  - acquire the freehold of your property, or
  - acquire an interest in the freehold of any building that is included in your property.

  You must not agree to any of those 3 things until you get our permission.

If we ask you, you must let us have details of anyone living in your property including:

- information about the basis on which they're living there – this could include copies of leases and tenancy agreements
- any other information we reasonably ask you to provide about how your property is occupied.

Section 12: If you don't keep to the agreement

If you don't keep to your obligations under the agreement and it's so significant that we may take steps to end the mortgage, this is called a default. A default is also when certain events happen, such as you becoming the subject of insolvency proceedings. We explain this below.

If a default happens, we can write to you to demand that you pay us all the money you owe us immediately. You'll be in default if any of the following things happen:

You pay late

You're in default if:

- your arrears are equal to 2 monthly payments or more
- you owe us any other amount equal to 2 monthly payments or more and you're more than a month late in paying this, or
- you don't pay the money you owe us when the mortgage term ends.

This doesn't apply if you're keeping to an arrangement where we've allowed you to pay late.

You break the agreement

You're in default if you break any term of the agreement that doesn't require you to pay money. However, we may agree to waive the default if we consider the default to be minor and you put it right quickly.

For example

You're in default if you do major structural alterations without getting the necessary planning permissions and consents.

The information you gave us wasn't correct

You're in default if you've given us false, incomplete or misleading information and we wouldn't have lent you the money if you'd given us the correct or complete information.

You're made bankrupt

You're in default if a bankruptcy order is made against you. In Scotland, this is called a sequestration order.

What's a bankruptcy order?

It means you're insolvent. It's a court order. It allows your property to be sold. The proceeds are paid to the people and organisations you owe money to.

You enter an individual voluntary arrangement

You're in default if you put (or are going to put) an individual voluntary arrangement in place with the people or organisations you owe money to. This is called an individual voluntary arrangement in England, Wales and Northern Ireland, and a trust deed or a debt arrangement scheme in Scotland.

What's an individual voluntary arrangement?

It's a specific type of formal arrangement that's supervised by an insolvency practitioner. Under the arrangement, the people or organisations you owe money to agree to accept only part of the money or late payment.

You apply for an interim order

You're in default if you apply for an interim order. This doesn't apply if your property is in Scotland.

What's an interim order?

It's a court order. It gives you temporary protection from claims by people or organisations you owe money to. It gives you time to put together an offer so that you can make a formal arrangement to repay. The arrangement is supervised by an insolvency practitioner.

A receiver is appointed or another lender to you exercises their rights against you

You're in default if another lender with any security over your property or with security over any other property you own:

- appoints a receiver
- takes possession of your property, or
- does any of the things we set out in section 13, 'What we can do when you're in default' or takes steps to do so.

We explain who a receiver is in section 14, 'Receivers'.

If your property is leasehold and you break the lease

If your property is leasehold, you're in default if you've broken the terms of your lease. This includes not paying your ground rent or service charges.

Something you've done means there's a problem with the mortgage or guarantee

You're in default if there's a problem with the mortgage over your property or any other security for your loan or with a guarantee (if we asked you to get one).

What is a guarantee?

A guarantee is where someone else agrees to guarantee that you'll meet your obligations under the mortgage loan. If you don't, they become responsible as well as you.

This only applies if you caused or added to the problem with the documents when:

- you've been fraudulent or when you acted knowingly, or
- we've taken reasonable steps to sort out the problem but these steps have failed.

You're involved in financial crime or other serious criminal activity

You may be in default if we reasonably believe you're involved in financial crime or other serious criminal activity.

This means that, by continuing to operate this mortgage, we or another member of the Santander Group would:

- break a law, regulation, court order, code or other duty that applies to us, or
- face censure or action by a regulator or law enforcement body in any jurisdiction.

You or any guarantor dies

You're in default if you die or if a guarantor dies. If you're borrowing with someone else, then you're in default when the last of you dies.

There is a compulsory purchase order on your property

You're in default if there's a compulsory purchase order on your property or the government or another public body takes possession of your property or any part of it.

What is a compulsory purchase order?

A compulsory purchase order allows a public authority to acquire land owned by you, such as your property, without consent from you as the owner. A public authority can include a company with public duties, such as an electricity or water company. Examples where a compulsory purchase order can be used include:

- for major building projects – for example, airport expansions, housing developments or flood-defence work
- for improving or installing services – for example, electric pylons, water mains, or road or rail improvement.

Execution, diligence and similar processes are issued or enforced

You're in default if any execution, diligence or similar process is issued or enforced against any part of your assets or income. This includes if there are commercial rent arrears and someone takes your goods under a commercial rent arrears procedure. In Scotland, this includes where they execute diligence of any of your goods.

What's a commercial rent arrears procedure or diligence?

Sometimes known as a CRAR, if you're the tenant of a property in England and Wales, it's a process that allows your landlord to take your goods and sell them to recover rent you haven't paid. Diligence is a similar procedure in Scotland.

What's execution?

Execution, or diligence in Scotland, is a process for enforcing a court order against you. It involves selling goods, or taking part of your income, to raise the money you must pay under the order.

Your property isn't your main or only residence and you're in default on another mortgage agreement

If your property isn't your private residence, you're in default if you don't keep to any of your obligations under any other mortgage agreement you have with us and:

- we become entitled to use rights under that mortgage agreement that are the same or broadly the same as our rights in section 13, 'What we can do when you're in default', and
- this present agreement is also security for money you owe us under that mortgage agreement on another property.

Section 13: What we can do when you're in default

If you're in default and we've asked you to pay all the money you owe us, we can immediately take steps to:

- repossess your property. This means we can take over control of your property from you. If you're occupying your property, you'll have to leave. If you don't, we'll regard you as wrongfully occupying the property
- sell your property. We can do this even if we've not taken possession of it. We can then use the money from the sale to pay the money you owe us
- appoint a receiver (but we can't do this in Scotland)
- delay or refuse to process a payment or your instructions in order to reduce financial crime risk.

We must follow the law in the Property Acts that restricts when we can use our rights to sell your property. However, the law also allows us to not apply these restrictions.

The Property Acts are:

- if your property is in England and Wales, the Law of Property Act 1925
- if your property is in Scotland, the Conveyancing and Feudal Reform (Scotland) Act 1970 (as amended)
- if your property is in Northern Ireland, the Conveyancing and Law of Property Act 1881 and the Conveyancing Act 1911.

When we refer to the Property Acts in this booklet, we also mean any changes to them. This includes any new laws that replace them in the future.

For example

The restrictions in the Property Acts say we can't use our power to sell your property until certain conditions are met, but we legally choose not to apply these restrictions. In England and Wales, if they did apply and we issued a notice asking you to make payment, we'd have to give you 3 months to pay before exercising our right to sell.

We can use the other enforcement rights and powers given to lenders under the Property Acts and any other laws and regulations. These rights and powers include the ability to take a surrender of a lease (England and Wales and Northern Ireland only) and to insure your property. This is as well as our ability to take possession of your property, let it or sell it.

If we take possession of your property, we may remove, store, sell or dispose of goods or animals you leave at your property. We aren't responsible for any loss or damage caused by us doing this unless we don't take reasonable care.

We can also do the following things or employ someone to do them for us.

Look after the property

We can carry out repairs and improvements to your property. This includes carrying out building work on your property and applying for planning permission and other consents.

Manage your property

This includes – if your property is let and you're the landlord – ending, extending, renewing or accepting a surrender of any lease or tenancy agreement. We can also agree changes to leases and tenancy agreements.

We can grant leases or tenancy agreements over your property.

We can collect any rent being paid by any tenant of your property. We can use this to pay the money you owe us.

Change the terms of the lease

If your property is leasehold, we can agree with the landlord to extend or change the terms of the lease.

Deal with a shared ownership property

If you hold your property on a shared ownership basis, we can buy further shares in your property or in a shared ownership lease of your property. We can also buy the freehold or accept a further lease. We can require any of these further shares or interests to be transferred to a buyer of your property.

Grant rights over land you own

If you own other land, we may give others the right to access and use it. We'll only do this if it's reasonable and necessary to protect or increase the value of your property. We can also do this if you agree it with us.

How we apply any money received when your property is sold

If your property or any additional security is sold, we'll apply the money we receive in the following order:

- first, to pay the money you owe us – this includes any costs associated with the sale
- next, to pay any other money the mortgage deed gives us security for
- next, to pay off anyone we know has a right to it such as another lender with a mortgage over your property
- finally, we'll pay any remaining amount to you. If we can't find you, we can pay any surplus into an account in your name, which you agree we can open for this purpose.

If we sell your property for less than the money you owe us, you'll still owe us the difference. We'll continue to charge interest on it until you pay us. This also applies if we allow you to sell your property for less than the money you owe us.

Action we can take if you have an interest only loan

If your loan is interest only, you fall into arrears and the arrears amount is 2 monthly payments or more, we can change the mortgage loan to a repayment loan and increase the monthly payment. This is so that the money you owe us will be repaid by the end of the mortgage term.

Set-off

If you don't repay the money you owe us when you should have done, we can repay it using money in any of your accounts with us. This includes money held with other companies in the Santander Group worldwide. This is called a 'right of set-off'.

For example

We can take money from a current account or investment account you have with us to repay money you owe us.

We can do this unless the law or other restrictions prevent it. For example, we won't use any money that we think you need for essential living expenses or important debts. We also won't use any money that you're holding for someone else.

Our right of set-off also applies to joint accounts. For joint accounts and joint debts, we can use:

- money in an account you hold jointly to pay debts you owe jointly with that person, and
- money in an account you hold in your sole name to pay debts you owe jointly with other people.

We'll give you at least 14 days' notice before we use any money under this right.

You can't set off anything against amounts you owe us.

Section 14: Receivers

Who is a receiver?

A receiver is someone we can appoint to manage your property and to sell or rent it out. This includes receiving rent and other income. We appoint the receiver. The receiver acts for you and not us. You'll be responsible for their costs as well as for what they do. Their costs include both the amount they're paid and their costs. The amount they're paid must be reasonable.

A receiver can't be appointed if your property is in Scotland.

More than one person can be appointed as a receiver. If more than one person is appointed as a receiver, they can use their powers independently of each other.

A receiver may use and pay other people to carry out work that's needed. They can't appoint another receiver.

A receiver can repossess or sell your property on such terms as they think fit. They must sell it for the best price they can reasonably get.

They'll also have the other rights we have that are explained in Section 13, 'What we can do when you're in default', with the benefit of some extra rights we explain below. This includes being able to:

- use all the powers of a receiver appointed under the Property Acts or under these mortgage terms and conditions
- insure your property
- make arrangements with former or current tenants or occupiers of your property or enforce their obligations. This includes collecting unpaid rent
- take action to surrender or terminate any tenancy
- take action to get possession of all or part of your property
- grant new leases
- receive money payable to you regarding your property and any rights or claims you have over it
- receive any money from any insurance policies, guarantees or other compensation regarding your property, the mortgage or the agreement.

If we take possession of your property we may at your cost remove, store, sell, dispose of or otherwise deal with any furniture, goods or animals that you haven't removed from the property. We won't be responsible for any loss or damage caused unless we don't take reasonable care.

You may ask for a receiver to be appointed even if we've not demanded immediate payment of the money you owe us. If this happens, the receiver will have all the same powers as if we'd demanded immediate payment of the money you owe us.

Money collected by the receiver will be used in the following order:

- first, to pay anyone who has a right to be paid first
- next, to pay the receiver's own costs regarding their appointment and how they've used their powers
- next, to pay the receiver's own wages
- next, to reduce or pay off the money you owe us
- next, to pay anyone who has a right to it such as another lender with a mortgage over your property.

Finally, they'll pay any remaining amount to you.

The receiver isn't required to pay off the money you owe us in any particular order. They can choose to use money they receive to pay off interest on your mortgage loan before paying off the mortgage loan itself and any fees, charges and costs.

We may ask the receiver to set aside money from the sale of your property. This is to allow us to use it in the future against a contingent liability secured by the mortgage.

What is a contingent liability?

This is money you may owe us in future because of a legal obligation you have with us now.

We can remove a receiver by telling you.

Section 15: When can we act on your behalf?

When you take out this mortgage, you appoint us to be your attorney. This is someone who can legally act on your behalf. We can also delegate this power to someone else.

You also appoint any receiver to be your attorney. This appointment will continue until the agreement ends and you can't cancel it.

We'll be your attorney until all the mortgage has been paid in full. This includes the money you owe us and any other amounts secured by the mortgage.

This allows us, or the receiver, to do anything needed to use, protect and enforce our rights under the mortgage in your name and on your behalf. This includes doing things on your behalf that you should have done under the agreement.

This means that we (or a receiver) can:

- sign documents
- enter into agreements
- register documents at the Land Registry or Land Register of Scotland on your behalf.

If we or a receiver do something as your attorney, it's as if you had done the thing yourself.

If you're borrowing with someone else, when acting as attorney we, or a receiver, will act for all of you together and each of you separately.

For example

We can use this power to take action to:

- protect your ownership of your property or our rights in the mortgage
- allow your property or any additional security to be transferred to a buyer.

Section 16: Transferring your mortgage

We can transfer some or all our rights in the agreement for your mortgage and the security you give us for your mortgage to another company.

If this happens:

- it won't reduce the rights that the agreement gives you
- you must do everything you have to do under the agreement for the other company, instead of us.

If we transfer our legal rights, we'll make an agreement with the company we transfer them to. It will require them to make sure you're treated no less favourably than you were by us.

If we transfer our rights or we're about to do so, or we enter into or we're about to enter into an agreement under which payments are made regarding your mortgage, then we may share:

- information and documents you gave us when you applied for a mortgage
- other information or documents we have about your property, the agreement, the security or how you've kept to the agreement.

You can't transfer your rights or obligations under the agreement.

Section 17: When we can make changes to the agreement

We explain in sections 5 and 6 how we can make changes to interest rates and fees and charges. We can change, remove or add to the terms of the agreement if we think the change isn't to your disadvantage.

We can also make changes because of:

- changes in law and regulation – if the law or regulation changes or there's a change in a code of practice we comply with. This includes when we respond to decisions of a court or an ombudsman
- changes in the systems we use to manage our accounts. This includes changes in technology that improve how those systems work and when we integrate systems used by other financial organisations.

We'll make sure any change is proportionate to the reason for making it. If the change is to your disadvantage, we'll give you at least 3 months' notice of the change.

Section 18: How we'll give you notice

If we need to tell you something, we'll write to you by post or email.

If you've registered on Mobile and Online Banking, we may also contact you securely by a secure message.

How we'll contact you	Where we'll send it	When we'll assume you've received it
Post	The address you've given us	Within 5 working days of posting
Email	The email address you've given us	On the day we send the email
Secure message	Mobile and Online Banking	On the day we send the notification

In the future, we may contact you using any other appropriate method we tell you about.

We can cancel any notice before it comes into effect.

You should avoid giving us a postal address outside the United Kingdom. If you do, a notice posted to that address may take longer to arrive than 5 working days.

It's important that you tell us if you change the address or email address of where you want communications to be sent.

Section 19: The law that applies

The agreement is governed by the laws of the country where your property is. The laws and regulations of that country will also decide any legal questions about our relations with you before the agreement is entered into.

Section 20: Other conditions

We may choose not to enforce any part of the agreement, or we may delay enforcing it. This won't mean we cannot enforce the same part later. It won't change our right to enforce the rest of the agreement.

For example

If you don't pay us, we have the right to ask the court to allow us to take your property away from you. If we don't ask the court straight away, we can still ask it to do so later.

If we can't enforce any part of the agreement, that doesn't affect our right to enforce the rest of the agreement.

The Contracts (Rights of Third Parties) Act 1999 or Contract (Third Party Rights) (Scotland) Act 2017 doesn't apply to this agreement. These Acts allow people who haven't signed up to an agreement to use rights given under that agreement. We include this term to make sure other people who haven't signed up to the agreement can't use any rights under it.

You agree to sign any document we may need to safeguard the mortgage or any additional security or to protect our interest in your property. We'll prepare the documents and you are responsible for paying the cost of them.

We can ask you to give us copies of documents or information relevant to the mortgage loan or your property. If we do, you'll need to let us have them promptly. We'll act reasonably in asking for information from you.

We can act where it is necessary, in our reasonable belief, to prevent financial crime or other serious criminal activity in any country. We may delay or refuse to process a payment or your instructions to reduce financial crime risk. This includes when you aren't in default.

How to complain

If you have a complaint, please call us on 0800 171 2171.

You can ask for a copy of our complaints procedure at any time.

If for any reason you're not happy with our decision, or it has been over 8 weeks since you first raised a complaint with us, you may be able to refer your complaint to the Financial Ombudsman Service. Details of how to complain to the Financial Ombudsman Service are available at: **financial-ombudsman.org.uk**

Alternative formats

Santander can provide literature in alternative formats. The formats are: large print, braille and audio CD. If you'd like to register to receive correspondence in an alternative format, please visit **santander.co.uk/alternativeformats**. For more information, ask us in branch or give us a call. If you are deaf, have hearing loss or speech loss, please use Relay UK at **relayuk.bt.com**. This is a free service that can help you communicate over the phone. If you're using British Sign Language (BSL) and would like to use video relay, you can learn more at **santander.co.uk** by searching 'accessibility'.

MORT0154 JUL 25 PGCDT

Santander

Santander tariff of mortgage charges effective from 14 July 2025

This list of charges, also known as a 'tariff', replaces any other.

We're part of the mortgage industry's initiative to make our fees and charges easier for you to understand. Our tariff of charges follows the initiative's good practice principles. To help customers compare mortgages, the whole industry uses this document.

When looking at the fees that other firms charge, you may notice some that don't show in our tariff. This means we don't charge you these fees.

If our costs for providing a service go up, we may need to put up the fee we charge.

We'll give you an updated tariff of charges each year. This will come with your mortgage statement. You can ask us for a copy at any time.

We may need to charge an additional fee if you ask for a complex or unusual transaction. We'll tell you the charge before you decide to go ahead.

Mortgages

Before we transfer your mortgage funds

These are the fees and charges you may have to pay before we transfer your mortgage funds.

Name of charge	What this charge is for	How much is the charge?
Account fee	Managing your mortgage account. Includes closing your mortgage account when your mortgage ends. The product details for your mortgage will tell you if this is the case. You pay this when your mortgage completes, or you can defer it until your mortgage ends. This fee is paid once during the lifetime of the mortgage on your existing property. If already paid, you won't have to pay this again. If your mortgage was with Alliance & Leicester, the fee is known as a redemption administration charge and is £295. If you took your mortgage out before 1 August 2004 and haven't agreed to new terms and conditions since, the charge is £195.	£225
Legal fees	You normally get a solicitor to do the legal work on your home purchase. You'll need to pay them fees and costs. They'll charge you for these directly, unless we say we'll pay a share as part of your product deal.	These fees/costs are charged by the solicitor, directly to you.
Product fee	This is charged on some mortgages as part of the deal. You can pay it up front, or sometimes add it to your mortgage, in which case you'll pay interest on it at the same rate as the rest of your borrowing. It might be a flat fee, or a percentage of the loan amount.	Variable
Valuation fee	Covers our valuation report, which is used to work out how much we'll lend you. This is separate from any survey of the property you might want to get done. You should seek independent advice on the survey options available to you. In most cases, you'll get a free standard valuation for mortgage purposes.	We reserve the right to charge a valuation fee in some instances

Charges if you ask us for documents and services we don't include in the normal running of your account

Name of charge	What this charge is for	How much is the charge?
Itemised statement (for each calendar year)	Getting ready and sending you a list of your mortgage account transactions.	£5
Revaluation fee	If we need to revalue your property because: ◦ you're asking to borrow more money, ◦ you've asked us to vary our security, ◦ you're considering adding missed payments to your mortgage.	£80

If you change your mortgage

Remember, if you change to a new mortgage product, the 'Before we transfer your mortgage funds' fees may also apply at this stage.

Name of charge	What this charge is for	How much is the charge?
Early repayment charge (changing your mortgage)	You may have to pay this if, for example: ◦ you overpay more than your mortgage terms and conditions allow ◦ you change your mortgage product during a special rate period (e.g. while you're on a fixed interest rate).	See your mortgage offer, or your mortgage account in Online Banking or our Mobile Banking app.
Change of parties administration fee	For adding someone to the mortgage, or taking someone off.	£95
Consent to let fee	If you want to let your property but don't have a Buy to Let mortgage. You'll pay this for each 'consent to let' agreement, where we agree to you letting out your property for a set period of time.	£295
Flexible mortgage administration charge	For each drawdown on a Flexible mortgage if you've already had 3 in the same calendar year.	£10

If you can't pay your mortgage, ground rent or service charges

This is the most common charge you might have to pay if you fail to keep up with your payments.

Name of charge	What this charge is for	How much is the charge?
Unpaid ground rent/service charge fee	Covers our admin costs if your freeholder or management company asks us to pay your ground rent or service charge, in order to stop you forfeiting your lease. If we pay such an amount we'll add it to your mortgage. If we agree to pay any such outstanding amount, this will be added to your mortgage.	£ 55

We'll send detailed 'Arrears and litigation tariff of charges' once you're in arrears and before litigation starts. 'Arrears' means you've missed at least one mortgage payment. 'Litigation' means we've started the process to repossess your property. You can get a copy of this from us at any time and we'll send you a copy if we need to.

If you're struggling with your mortgage payments please speak to us. Or you could get some free and impartial advice from StepChange Debt Charity. Go to **stepchange.org** or call **0800 138 1111**.

Ending your mortgage term

Name of charge	What this charge is for	How much is the charge?
Early repayment charge (ending your mortgage)	You may be charged this if you repay your mortgage in full before your special rate period (e.g. while you're on a fixed interest rate) ends.	Please see your mortgage offer for details.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Santander can provide literature in alternative formats. The formats are: large print, braille and audio CD. If you'd like to register to receive correspondence in an alternative format please visit **santander.co.uk/alternativeformats**. For more information, ask us in branch or give us a call. If you are deaf, have hearing loss or speech loss, please use Relay UK at **relayuk.bt.com**. This is a free service that can help you communicate over the phone. If you're using British Sign Language (BSL) and would like to use video relay, you can learn more at **santander.co.uk** by searching 'accessibility'.

This report has been prepared for Santander UK plc (or any subsidiary company of Santander UK plc if that is the lender) together with its respective successors and assigns.

Valuation for Mortgage Purposes

Valuation Reference CV955260
Instructing Branch/BDU GLASGOW RO
Application Reference AA9276024
Processing Location Teesside

Property Address 1 Brewitts Yard George Street
Nottingham
Nottinghamshire
Postcode NG1 3BH

Applicant's Name Dr S Moser

Date of Inspection 10/09/2025

Inspection type [ ] External [X] Internal & External **Purchase Price or Estimated Value** (stated by applicant) £231000

Is this a transcription of a report produced previously for another purpose? [ ] Yes [X] No

Was the property tenanted at the time of inspection? [X] Yes [ ] No

---

1a. Tenure - The conveyancer should verify that this is correct and notify the lender if the terms of a lease do not comply with its requirements.
[X] Freehold [ ] Scottish (ex Feudal) [ ] Long Leasehold at a low ground rent

1b. Where leasehold, state the actual or assumed unexpired term on the lease upon which the valuation is based. [ ]

1c. If 1b. is less than 85, will the lease be extended or freehold purchased by the time the mortgage completes? [ ] Yes [ ] No [ ] Not known

---

2a. Property Type [X] House [ ] Bungalow [ ] Chalet bungalow [ ] Purpose built maisonette [ ] Converted maisonette
[ ] Purpose built flat [ ] Converted flat [ ] Tenement flat [ ] Flat over non-residential use

2b. Property Style [ ] Detached [ ] Semi detached [ ] Mid terrace [X] End terrace
[ ] Back to back [ ] High rise block [ ] Low rise block

2c. Approximate Year of Construction 1894

---

3. Flats/Maisonettes only - Floor(s) on which located Number of floors in block Lift provided? [ ] Yes [ ] No

---

4a. Construction [X] Conventional Construction [ ] Insitu concrete [ ] PRC designated [ ] Large panel system
[ ] Steel framed [ ] Pre 1960 timber frame [ ] Other (Please specify in Section 13a)

If non-conventional specify name of system or type:

4b. Is a mundic concrete screening test required? [ ] Yes [X] No

---

5a. Accommodation - State the number of principal rooms in their current use
No of floors - 3 No of living rooms - 1 No of bedrooms - 2 No of bath/shower rooms - 1

5b. Gross External Floor Area - Exclude garages & outbuildings 90 sq. m

5c. Estimated Rebuilding Cost - Include garages & significant outbuildings £305000
In words: Three Hundred and Five Thousand Pounds

5d. Residential Element Greater than 40% [X] Yes [ ] No (If "No", please specify in Section 13a)

6a. Garage/Parking [ ] Single garage [ ] Double garage [ ] Garage space / parking space on site [ ] Garage / parking space on separate site
[X] No garage / garage space / parking space

Brief Description: No parking or garage facilities

6b. Outbuildings / Common Facilities - Briefly describe use and construction of significant outbuildings and describe any unusual common facilities.
None

---

7. Service Connections - Based on visual inspection only.
Drainage: [X] Mains [ ] Non-mains [ ] None Water: [X] Mains [ ] Non-mains [ ] None
Gas: [X] Mains [ ] Non-mains [ ] None Electricity: [X] Mains [ ] Non-mains [ ] None

---

8a. Site - Apparent legal issues to be verified by the conveyancer. Please provide a brief description in Section 13a.
[ ] Rights of way [X] Shared drives/access [ ] Garage or other amenities on separate site [ ] Flying freehold
[ ] Shared service connections [ ] Ill-defined boundaries [ ] Agricultural land included with property [ ] Land included greater than 10 acres
[ ] Other (Please specify in Section 13a)

8b. Do the title plans need to be inspected prior to confirming the valuation? [ ] Yes [X] No

8c. Environmental factors - Flood [ ] Yes [X] No **Subsidence** [ ] Yes [X] No **Coastal Erosion** [ ] Yes [X] No

---

9. Repairs / reports / actions recommended as a condition of mortgage
This information is for our guidance in assessing the mortgage advance. It will be used in making a lending decision. It is not a detailed statement of the extent and cost of any work involved and is not an exhaustive list of defects that there may be in a property. Mortgage applicants are advised to obtain competitive estimates for the repair of the property prior to committing themselves to purchase.

List repairs or actions required and specify if an engineer or other specialist report is necessary? ☐ Yes ☒ No
If Yes, provide a brief description

Recommended Retention - Which is provisional only and based upon a limited inspection. **State a numerical amount** £

10a. New Build - Is the property new build? ☐ Yes ☒ No

10b. If 10a is "Yes", is this a remortgage application? ☐ Yes ☐ No

11. Shared ownership - Is this a shared ownership property? ☐ Yes ☒ No

If "Yes", state the percentage of the property that will be owned following completion of this mortgage application. ☐ % ☐ Not known

NB: The valuation provided in this report represents 100% interest, assuming vacant possession and no onerous restrictions on resale.

12. Roads ☒ Made up road ☐ Unmade road ☐ Partly completed new road ☐ Pedestrian access only

13a. Other Important Factors - Are there any other matters that require clarification? ☒ Yes ☐ No
If "Yes", provide a brief description.

Future demand may be adversely affected by the adjacent to non-residential uses.

The property was tenanted at the time of the inspection. The valuation assumes vacant possession will be available on completion.
Shared pedestrian access. The conveyancer should ensure that appropriate rights of way and management arrangements are in existence.
The conveyancer should check whether any planning and building control restrictions are in force as the property may be listed as being of historic importance. The reinstatement cost given is a provisional figure because insurance of historical buildings is a specialist matter and a person with the appropriate specialist knowledge should be consulted for a definitive figure.

13b. Energy performance. In which jurisdiction is the property situated? ☒ England & Wales ☐ Scotland ☐ Northern Ireland

13c. Is an EPC registered? ☒ Yes ☐ No

13d. If "Yes", state the current and potential energy ratings. D EPC B Potential EPC 56 SAP score 84 Potential SAP score

13e. If an EPC is registered, state whether it has expired. ☐ Yes ☒ No

13f. Was a new EPC created during the valuation inspection? ☐ Yes ☒ No

14a. Acceptability For Mortgage Purposes - Is the property recommended for mortgage? ☒ Yes ☐ No
If "No", do not provide valuations in Section 15 and explain why the property has been declined in Section 13a - the words 'Not Applicable' should be entered in the valuations in Section 15.

14b. Occupation Restriction - Is the property subject to an occupation restriction (e.g sheltered housing or agricultural employment)? ☐ Yes ☒ No
If "Yes", please explain in 13a.

15. Valuation for Mortgage Purposes - Is the valuation provided on the assumption of vacant possession? ☒ Yes

Market Value at the time of inspection. £ 231000
In words: Two Hundred and Thirty-One Thousand Pounds

Market Value on completion of repairs in Section 9 or, if new build, when the property is finished. £ Not Applicable
In words: Not Applicable

IMPORTANT

To the mortgage applicant(s):

1. This is a valuation for mortgage purposes which has been made to allow us to assess the property as a suitable security. Please refer to the guide provided to you on valuation services. Please note that this valuation is not a building survey or condition report and defects which a detailed inspection should reveal may not be discovered or commented upon.
2. We do not warrant that the purchase price is reasonable.

To the conveyancer:

3. You are instructed to carry out on behalf of the Santander UK plc any of the matters set out in this valuation report which are stated to require action by the conveyancer - these will normally be found in section 8 but may appear elsewhere. For properties in England and Wales such instructions are subject to limitations imposed by Solicitors Regulation Authority Code of Conduct 2011.

 *** See Continuation Page ***

13a. Other Important Factors (continued)

The roof space could not be viewed due to: Loft rooms.
For the purposes of this report it has been assumed that a full inspection would not reveal any matters that could materially affect the valuation.

*** End of Report ***