

Your Mortgage Offer

Issuing Office: Nationwide Building Society
Issued By: Mortgage Administration
NW 6046
Swindon
SN38 1NW

Borrower:
Mr Daniel Smith

Tel: 0800 464 3000
Account No: 10000007
Date: 11th June 2015

Details of property to be mortgaged:

Address: 21 Queens Road
Hertford
Hertfordshire
SG14 1EN

Property Type: Manor house

Remaining Term of

Lease: 190 years

Ground Rent: Not Known

We are pleased to offer you a loan on the following basis, which you must repay with interest and other fees and costs on the terms set out in this Mortgage Offer and our General Mortgage Conditions 2011 (England & Wales) (or General Mortgage Conditions 2011 (Scotland) where the property is in Scotland or General Mortgage Conditions 2011 (Northern Ireland) where the property is in Northern Ireland) and any special conditions attached. **You are free to decline this offer, but you would lose any fees that you have already paid or are payable to Nationwide.**

Date offer issued - 11th June 2015

DATE OFFER WILL EXPIRE 30th November 2015

This Mortgage Offer is valid until 30th November 2015, after which it will expire and your application will be cancelled. If a revised offer is issued at any time during the validity period as a result of changes to your application, the revised offer will also expire on the same date as this offer.

The conveyancer must not exchange contracts or conclude missives (Scotland) unless completion will take place within the validity period of the Mortgage Offer as the offer CANNOT be extended.

If completion does not take place within the validity period a new application, with any associated fees, will be required which must comply with our lending criteria current at that time.

The product terms of this offer may not be transferable to any new offer.

We can confirm that we are now bound by the terms of this offer, unless one of the following occurs:

- i) there is a material change in your financial or personal circumstances or in the value of the property which is to secure the loan; or
- ii) we have reason to believe we have been given false information about you or the property; or
- iii) the investigation of the title by the solicitor/conveyancer raises any issue which makes the property unacceptable to us.

If you do have any queries on this offer document please contact the issuing office details of which are shown in the 'Contact Details' section.

1. About this offer document

- You are not bound by the terms of this offer document until you have signed the legal charge and the funds are released for your mortgage.
- We are required by the Financial Conduct Authority (FCA) - the independent watchdog that regulates financial services - to provide you with this offer document.
- You should compare this offer document with the Key Facts Illustration given to you before you applied for this mortgage, to see how details may have changed.

2. Which service were you provided with?



Miss Harriet Davies of Harriet Davies recommended that you take out this mortgage.

Miss Harriet Davies of Harriet Davies did not recommend a particular mortgage for you. You must make your own choice whether to accept this mortgage offer.

If you have any queries about this service, you should contact Harriet Davies. Nationwide is not responsible for the advice or information you received.

3. What you have told us

This offer is based on a mortgage loan for a property purchase.

- | | |
|--------------------|---|
| • Loan Amount | £474,500 plus £999.00 for fees that will be added to the loan. These and the additional fees that you need to pay are shown in Section 8. |
| • Type of Mortgage | Repayment |
| • Term of Loan | 30 years |
| • Purchase Price | £955,000 |

Changes to any of the information you have given us could alter the details in this offer. If this is the case we will provide you with a revised offer.

4. Description of this mortgage

This offer is provided on Nationwide's 2 Year Fixed Rate mortgage product.

The mortgage is summarised below:

Loan Amount	Term of Loan	Repayment Method	Product Description	Initial Rate Payable
£475,499.00	30 Years	Part and Part	A fixed rate of 1.33% that will apply from completion for a period of 24 months.	1.33%

Account number 10000007 - 2yr Fix C0500_C

Step 1 of your mortgage is described in the table above.

Step 2 starts when step 1 finishes, and the rate that will apply is a variable rate, Standard Mortgage Rate, currently **4.19%**, for the remaining term of the mortgage. The Standard Mortgage Rate is not subject to any upper limit or cap.

Product Conditions

The Benefit Period applies from completion until 24 months after the end of the month in which you take the loan.

Your mortgage must be paid by direct debit during the Benefit Period. We reserve the right to apply the Standard Mortgage Rate if you fail to set up or honour the direct debit or cancel it.

Before or after the loan is made, we may change our Standard Mortgage Rate under our General 'Mortgage Conditions 2011'.

This mortgage is available up to a maximum of 60.00% of the property's valuation.

5. Overall cost of this mortgage

The overall cost takes into account the payments in Sections 6 and 8 below. With a repayment mortgage you gradually pay off the amount you have borrowed, as well as the interest, over the life of the mortgage.

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 compare different offers.

The total amount you must pay back, including the amount borrowed is	£669,045.00
This means you pay back	£1.41 for every £1 borrowed
The APRC applicable for your loan is	3.8% APRC

The figures in this section will vary following interest rate changes and if you do not keep the mortgage for 25 years.

Only use the figures in this section to compare the cost with another repayment mortgage.

This APRC is calculated using assumptions regarding the interest rate.

Because part of your loan is a variable interest rate loan, the actual APRC could be different from this APRC if the interest rate for your loan changes. For example, if the interest rate rose to 10.99%, the APRC could increase to 11.6%.

6. What you will need to pay each month	Monthly payments
These payments are based on a mortgage of £220,899.00 and assume that the mortgage will start on 12 th July 2015 and include the fees that are shown in Section 8 as being added to your mortgage.	
An initial payment including interest charged in the month of advance and the first month's payment at a fixed rate of 1.01%	£1,975.50
Followed by 23 payments at a fixed rate of 1.01%	£1,000.62
Followed by 275 payments at a variable rate, currently 4.19%	£1,447.00
Followed by 1 payment at a variable rate, currently 4.19%	£1,075.50

Cost of repaying the capital

As you have chosen a repayment mortgage you will gradually pay off the amount you have borrowed, as well as the interest, over the life of the mortgage.

To protect your family, you should consider obtaining life assurance cover to repay your loan should you die before the end of the term. Please see mortgage condition 4.6 in our General Mortgage Conditions 2011.

The first payment is due on the first day of the month following completion. This will be larger than later payments as the interest charged in the month of completion is payable in addition to one full monthly payment. In some cases the first payment may be more than double the quoted full monthly payment and you should allow for this when budgeting. Later monthly payments will be due on the first day of each subsequent calendar month.

7. Are you comfortable with the risks?

What if interest rates go up?

The monthly payments shown in this illustration could be considerably different if interest rates change. For example, after the Fixed rate ends after 24 months, then for one percentage point increase in the Standard Mortgage Rate, a variable rate, your monthly payment will increase by around £234.56.

RATES MAY INCREASE BY MUCH MORE THAN THIS SO MAKE SURE YOU CAN AFFORD THE MONTHLY PAYMENT.

What if your income goes down?

You will still have to pay your mortgage if you lose your job or if illness prevents you from working. Think about whether you could do this.

MAKE SURE YOU CAN AFFORD YOUR MORTGAGE IF YOUR INCOME FALLS.

The Money Advice Service information sheet 'You can afford your mortgage now, but what if ...?' will help you consider the risks. You can get a free copy from www.moneyadviceservice.org.uk, or by calling 0300 500 5000.

8. What fees must you pay?	Fee amount
Fees payable to Nationwide	
Product Fee - this fee will be added to the loan and is refundable until completion.	£999.00
Nationwide Building Society reserves the right to collect from you any fees you have opted to add to the loan if the mortgage does not complete or if you change products.	
Other fees	
None	
You may have to pay other taxes or costs in addition to any fees shown here.	

9. Insurance
Insurance you must take out through Nationwide
You are not required to buy any insurance through Nationwide
Insurance you must take out as a condition of this mortgage but that you do not have to take out through Nationwide.
Buildings Insurance
It is your responsibility to ensure that the building is adequately insured and that the insurance policy is placed on risk at the appropriate time.
The minimum buildings sum insured required is £300,000.00. If your property is of a non standard construction, has special features or is listed, you should obtain a detailed assessment of the reinstatement cost to ensure that your property is insured for the correct rebuild cost. If our offer quotes a minimum buildings insured figure and this is lower than your assessment recommends, you must increase the level of cover accordingly.
The following risks must also be covered by the policy: fire, lightning, aircraft, explosion, earthquake, storm, flood, escape of water or oil, riot, malicious damage, theft or attempted theft, falling trees and branches and aerials, subsidence, heave, landslip, collision, accidental damage to underground services, and public liability.
Where your buildings will be insured other than by a policy offered through Nationwide, Nationwide's agreement to the alternative insurance is conditional upon maintenance of a policy which at all times covers the full re-building cost of the property, including associated professional fees and site clearance.
Buildings insurance cover must commence no later than: <ul style="list-style-type: none"> For house purchase loans, exchange of contracts (conclusion of missives in Scotland) unless you are buying a brand new property, in which case it must commence from the completion of the mortgage; For re-mortgages, the completion of the mortgage unless you have asked for the cover to commence before our mortgage starts.
Please note;
Details of your Nationwide home insurance premium, if applicable, are not included within this offer. Please refer to your written quote for this information. Should you have any questions regarding your insurance prior to completion of your mortgage, contact your Mortgage Consultant, Local Branch or Nationwide Direct on 0800 302010.
The conveyancer must ensure that the policy satisfies all of our requirements, including those in our instructions which are detailed in the CML website version of the CML Lenders' Handbook current at the date of this offer and those in our Mortgage Conditions.

10. What happens if you do not want this mortgage any more?

Redemption charge

A non-refundable administration fee may be payable to Nationwide when you repay the mortgage. This fee will not be payable if, at the time of repayment of this mortgage, you take out a new Nationwide mortgage or you have 10 years or less remaining of the term of this mortgage.

The fee is fixed at £65.

Early repayment charges

Early repayment charges are payable on this mortgage for the first 24 months after the end of the month in which you take the loan. The table below is for illustrative purposes, and assumes a start date of 1st June 2016. Please refer to the conditions below for the actual calculation method.

Loan Amount	Start of charge period	Basis of charge	Cash Examples if you repay the mortgage in full		
			12/07/2015 to 11/07/2016	02/07/2016 to 22/07/2017	
£474,500.00	12/07/2015	2% of the amount repaid	£6,782.00	£3,854.00	
	12/07/2016	1% of the amount repaid			

The early repayment charges shown are the maximum charges you could pay if you repay the loan, or transfer to another product, or exceed your overpayment allowance as detailed in section 11. The maximum charge you could pay is £6,782.00 based on the loan amount above, plus a Redemption Charge which is currently £65. If the interest rate for your mortgage, or interest rates in general, change then the maximum charge may change.

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An early repayment charge is payable if you repay the mortgage or transfer to another product within the Benefit Period.

The early repayment charge will be calculated on the amount advanced (less any overpayments) if within the year of completion, or if not, on the balance of the mortgage at the last calendar year end, less any overpayments made since the last year end.

What happens if you move house?

If you move house, and we are able to offer you a new loan, you can keep this mortgage product and you will not have to pay an early repayment charge if you transfer the balance and the terms of this product to the new loan for the remainder of the Benefit Period.

This product may not be available for any additional borrowing above the balance transferred when completing your new mortgage. This does not guarantee acceptance of any future loan application.

11. What happens if you want to make overpayments?

An 'overpayment' is any payment in addition to the normal monthly payment as quoted in section 6 above and also in addition to any arrears balance currently outstanding. Payments of capital included in your overpayments will reduce the amount on which we charge interest from the day after payment.

If you make overpayments totalling more than 10.00% of the original loan advance amount* (the Overpayment Allowance), during the early repayment charge period(s) shown in section 10, you will be charged an Early Repayment Charge. This will be based on the percentage(s) shown in section 10 and calculated on the amount paid in excess of the Overpayment Allowance. The 12 month Overpayment Allowance period will start on the first day of the month following completion. This will continue to be reset every 12 months until the end of your benefit period as described in section 4.

If you are porting any products to your new mortgage, as described in section 10, the overpayment calculation will be based on the balance(s) being ported to this new mortgage and not the original advance amount on your existing mortgage. Your new 12 month allowance will commence from the first day of the month you complete on your new mortgage.

There are no restrictions to making overpayments after the product Fee Period has ended.

*original loan advanced amount is that quoted in section 6 excluding any fees added to the loan and less any fees deducted from the loan amount advanced.

12. Additional features

The following are additional features of your mortgage product. If you switch to a new product in the future, these additional features may no longer be available.

Please refer to the product literature for a full list of the flexible features applicable to each of the products you have selected.

Underpayments

- We will allow you to pay reduced monthly payments at any time up to the value of any credit balance you have previously built up, provided all of your accounts are up to date. You must obtain our agreement to this prior to reducing your monthly payments.
- Interest will not be charged on the increased balance arising from underpayments until the next capitalisation of the account.

Incentives

- A cashback of £500 is payable within one month of completion.

12a. Other rights of the borrower

You have 7 days after we have given you our binding mortgage offer, or confirmed our willingness to be bound by a previous conditional offer, to reflect before committing yourself into taking out this loan.

13. Using a mortgage intermediary

Nationwide will pay Harriet Davies an amount of £980.30 in cash or in benefits if you take out this mortgage.

14. Where can you get more information about mortgages?

The Money Advice Service publishes useful guides on choosing a mortgage. These are available free through its website: www.moneyadviceservice.org.uk or by calling 0300 500 5000.

Contact details

If you wish to discuss this mortgage offer please contact:

Harriet Davies
209 New King's Road
London
SW6 4XD
02034357845

Complaints information

We have a complaints procedure and for more information, or to make a complaint, please:

- (a) visit our website and click on the option 'Contact us';
- (b) phone 0800 30 20 10; or
- (c) visit one of our branches.

If you are not satisfied with the way we have dealt with your complaint you may refer it to the Financial Ombudsman Service. You can also refer your complaint to them first without giving us the opportunity to resolve it, but if you do this, they will only consider your complaint with our consent. The Financial Ombudsman Service provides a free, independent, complaint resolution service. Details about their service and how to refer a complaint to them can be found on their website at [http:// www.financial-ombudsman.org.uk](http://www.financial-ombudsman.org.uk)

If we cannot settle a complaint to your satisfaction through our own internal procedure, you may refer to the Financial Ombudsman Service.

Solicitors details

BPL SOLICITORS LIMITED
CITY POINT
TEMPLE GATE
BRISTOL
BS1 6PL
Phone - 0844 225 2061
Fax - 0844 2252062
Ref No - 39111

Although you have no right to withdraw from this mortgage once you have signed the legal charge and the funds are released, you can repay this mortgage in full subject to any fees shown in section 8 and any early repayment charges in Section 10, at any time.

Your home may be repossessed if you do not keep up repayments on your mortgage

Terms and Conditions

Your conveyancer, if one is required, is instructed on the basis of the relevant CML website version of the CML Lenders' Handbook current at the date of this offer.

1. We calculate interest on the debt outstanding at the date of the advance, the last year end and on each occasion when capital is repaid during the year, at the rate applicable to the account. Interest accrues each day and is payable through your monthly payment. Payments of capital included in your regular monthly payment and/or overpayments will reduce the amount on which we charge interest from the day after payment.
2. Our loan is to be secured by a first legal mortgage (first ranking standard security in Scotland) approved by us over the property described in this offer. We will not make the loan unless and until we are satisfied about the title to the property.
3. If you carry out any improvement works to your property, you are responsible for ensuring that any necessary planning consents are obtained and where appropriate, building regulations are satisfied.

4. The maintenance of most roads is the responsibility of the local authority, but if the road upon which the property stands has not yet been adopted by the local authority, you may be liable for road charges in the future. You should take legal advice regarding any potential liability you might incur.
5. Important Documents (England and Wales only) - After your mortgage is completed, your conveyancer may pass to you documents relating to the property. Please note that should we ask you to give these documents to us, you will be obliged to do so.
6. **REMINDER:** - Unless you were a member of Nationwide Building Society on 2 November 1997 and have continued to be a member ever since that date, you have agreed by applying for this mortgage, to assign to Nationwide Foundation your rights to any windfall benefits on any future conversion of the Society. Nationwide Foundation is a Registered Charity No. 1065552.
7. **JOINT BORROWERS:** - Joint borrowers are advised that each of you will be equally responsible for the whole loan and the repayment and not just a share of them, regardless of how you and any joint borrower(s) hold the title to the property. The debt is secured against the property and if it is not repaid in accordance with this offer we can take possession of the property and sell it in order that the debt is reduced or repaid in full.
8. **Special Conditions**
The attached special conditions also apply.

Charge for transferring the loan to the conveyancer

Usually completion monies are paid via BACS for which we require at least five working days notice of the completion date; there is no charge for this. If the conveyancer requires the loan via CHAPS instead we require 48 hours notice and a fee of £20.00 is payable which will be deducted from the loan.

Offsite Garage/Parking Space

If the property has an offsite garage or parking space it must be included in our security.

Low Cost Home Ownership / Special Schemes

Where the purchase is not at an open market price or there is a restriction on use or occupation of the property or the applicant is borrowing from another source towards the purchase, please refer to our requirements under 'Low Cost Home Ownership / Special Schemes - instructions and guidance for conveyancers' on the Nationwide Lawyers' Website, www.nationwide.co.uk/lawyers.

Signed for and on behalf of Nationwide Building Society



Breanna Yen
Head of all the Mortgage Operations