

<b>Product Name (S576):</b>	<b>3 Year Discount Chorley Local Mortgage First Time Buyer 95% LTV Fee Assisted</b>
<b>Maximum Loan to Value (LTV)</b>	95% LTV
<b>Initial Variable Interest Rate, currently:</b>	<b>3.08%</b> (2.41% discount from our Standard Variable Rate for 3 years. The discount is subject to a minimum interest rate "floor" of 2.00%).
<b>Followed by our Standard Variable Rate thereafter, currently:</b>	<b>5.49%</b> (The Society's Standard Variable Rate is set by its Board of Directors).
<b>The Overall Cost for Comparison is:</b>	<b>5.1% APRC</b>
<b>Interest Calculated:</b>	Daily

<b>Product Criteria (All Mortgages are subject to status meeting our current criteria)</b>			
<b>Age</b>	Minimum - 21	<b>Minimum Loan</b>	£50,000
<b>Term</b>	Minimum - 3 years / Maximum - 40 years	<b>Maximum Loan</b>	£250,000 Subject to LTV

<b>Availability</b>	
Available to new first time buyer customers only for mortgages secured against their main residential property. The mortgage property must be located within the boundary of the PR postcode area. For a list of acceptable postcode districts speak to your mortgage advisor.	
<ul style="list-style-type: none"> <li>Designed for first time buyers with a limited deposit. The mortgage must be taken on a capital repayment basis.</li> </ul>	

<b>Incentives</b>	
<b>Cashback</b>	£250 cashback will be paid to the applicant(s) on completion of this mortgage.

<b>Fees</b>	
<b>Application Fee</b>	£195.00 (paid on application, non-refundable).
<b>Scheme Fee</b>	0.75% of the loan (can be added to the loan, subject to LTV, or paid on completion. Fees added to the loan will accrue interest. Further details are available on application).
<b>Higher Lending Charge</b>	Paid by the Society, applies on advances over 80%.
<b>Mortgage Exit Administration Fee</b>	£75 (paid on redemption).
<b>Valuation Fee</b>	Paid directly to the valuer by the applicant – see Valuation Fee Scale for details. A standard mortgage valuation is required on all properties.

<b>Additional Information</b>	
<b>Early Repayment Charge</b>	2.5% of the redemption balance in the first year and 2% of the redemption balance in the second and third year.
<b>Overpayments</b>	The Society will allow overpayments of up to 10% of the redemption balance per annum without invoking an early repayment charge.
<b>Portability</b>	You can keep this mortgage should you move to a new property. This mortgage is portable subject to your status meeting our criteria.
<b>Insurance</b>	Buildings insurance is compulsory in all instances, the Society will require a copy of the customer's policy in advance of completion. A Freedom of Agency Fee of £25 will be charged to ensure this policy meets Society requirements.
<b>Representative Example:</b>	<p>The following is a representative example based on a mortgage of £143,315.00 payable over 25 years initially on a discounted variable rate of 3.08% for 3 years followed by our Standard Variable Rate of 5.49%. In this example you would make an initial payment of £1,060.50 then 34 monthly payments of £685.60 followed by 264 monthly payments of £858.80.</p> <p>The total amount payable would be £252,993.96 made up of the loan amount plus interest of £107,779.10, a CHAPS fee (£25.00), an Application Fee (£195.00) a Mortgage Exit Administration Fee (£75.00), a Scheme Fee (£1,074.86), a Freedom of Agency Fee (£25.00), a Separate Representation Fee (£330.00) and a Standard Valuation Fee (£175.00).</p> <p><b>The overall cost for comparison is 5.1% APRC representative.</b></p> <p><b>Note:</b> What you will pay may vary from this and will depend on your personal circumstances.</p>

**This is a limited issue and the Society reserves the right to withdraw this scheme without notice at any time**

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

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Contact us - 01257 235001 or <http://www.chorleybs.co.uk/contactus.html> for further information.  
Your telephone conversations with the Society may be recorded. This is to help the Society to improve customer service and to offer additional security.  
Calls and electronic communications may also be monitored for staff training.