

2 Year Fixed Rate	MFR2R8_60F (csh) & MFR2R9_60F (leg)	5.65%	Fixed	8.14%	60%	£995	2 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. Free Standard Legal Fees or £500 cashback. Available for Repayment mortgages only.	No	RMTG	Ba	3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MFR2F8_75F (csh) & MFR2F9_75F (leg)	5.69%	Fixed	8.16%	75%	£995	2 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. Free Standard Legal Fees or £500 cashback. Available for Repayment mortgages only.	No	RMTG	Ba	3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MFR2G1_85F (csh) & MFR2G2_85F (leg)	5.99%	Fixed	8.26%	85%	£995	2 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. Free Standard Legal Fees or £500 cashback. Available for Repayment mortgages only.	No	RMTG	Ba	3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MFR2S1_60 (csh) & MFR2S2_60 (leg)	5.95%	Fixed	8.13%	60%	£0	2 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. Free Standard Legal Fees or £500 cashback. Available for Repayment mortgages only.	No	RMTG	Ba	3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MFR2G1_75 (csh) & MFR2G2_75 (leg)	5.99%	Fixed	8.14%	75%	£0	2 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. Free Standard Legal Fees or £500 cashback. Available for Repayment mortgages only.	No	RMTG	Ba	3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MFR2P4_85 (csh) & MFR2P5_85 (leg)	6.29%	Fixed	8.24%	85%	£0	2 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. Free Standard Legal Fees or £500 cashback. Available for Repayment mortgages only.	No	RMTG	Ba	3% of balance repaid during the fixed rate period
5 Year Fixed Rate	MFR5C7_75 (csh) & MFR5C8_75 (leg)	5.29%	Fixed	7.22%	75%	£0	5 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. Free Standard Legal Fees or £500 cashback. Available for Repayment mortgages only.	No	RMTG	Ba	3% of balance repaid during the fixed rate period
5 Year Fixed Rate	MFR5C9_80 (csh) & MFR5D1_80 (leg)	5.45%	Fixed	7.30%	80%	£0	5 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. Free Standard Legal Fees or £500 cashback. Available for Repayment mortgages only.	No	RMTG	Ba	3% of balance repaid during the fixed rate period
5 Year Fixed Rate	MFR5D2_85 (csh) & MFR5D3_85 (leg)	5.50%	Fixed	7.33%	85%	£0	5 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. Free Standard Legal Fees or £500 cashback. Available for Repayment mortgages only.	No	RMTG	Ba	3% of balance repaid during the fixed rate period

Renovation Remortgage

2 Year Variable Discount (Renovation Remortgage)	MDNRRG_85	6.34%	SVR less 2.40%	8.43%	85%	£0	2 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period. £250 cashback. Up to 3 stages permitted. Can advance up to 75% while work in progress. Available for Repayment only.	No	RMTG	Ba	2% of balance repaid in year 1 1% of balance repaid in year 2
2 Year Fixed Rate (Renovation Remortgage)	MFRR2P_85	6.55%	Fixed	8.33%	85%	£0	2 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. £250 cashback. Up to 3 stages permitted. Can advance up to 75% while work in progress. Available for Repayment only.	No	RMTG	Ba	3% of balance repaid during the fixed rate period

Self Build

3 Year Variable Self Build	MDN3G2_60SB	6.49%	SVR less 2.25%	8.31%	60%	£995	3 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	No	FTB / STB	Ba	3% of balance repaid in year 1 2% of balance repaid in year 2 1% of balance repaid in year 3
3 Year Variable Self Build	MDN3G1_80SB	6.99%	SVR less 1.75%	8.50%	80%	£995	3 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	No	FTB / STB	Ba	3% of balance repaid in year 1 2% of balance repaid in year 2 1% of balance repaid in year 3

Product Notes

The above terms apply to all applications received from **11 September 2023**, which meet the Society's current lending criteria

The Standard Variable Rate (SVR); 8.74% from **1st September 2023**.

Minimum advance £30,000 - Maximum advance £2,000,000 / Minimum purchase price £75,000

Max Advance on loans 80.01% to 85% LTV: £350k / Max Advance on loans 85.01% to 90% LTV: £325k / Max Advance on loans 90.01% to 95% LTV: £250k

Higher Lending Charge will not be levied to new borrowers up to **95% LTV** (inclusive) in cases which meet the Society's lending criteria in full

Product features: No extended tie in / Ability to make overpayments by making Capital Repayments. Capital Repayments up to 10% of mortgage balance permitted without Early Repayment Charge (ERC) per annum. (Minimum - £500)

Income Multiples (indicative only and subject to an affordability assessment). **Up to 80% LTV: Single X 4.25 Joint X 4.25 / Up to 90% LTV: Single X 4.00 Joint X 4.00 / Up to 95% LTV: Single X 3.75 Joint X 3.75**

Enhanced income multiples & minimum income requirement - In addition to the application passing our affordability assessment, we will allow an enhanced income multiple to be applied, where the following minimum income requirement is met:

Sole application – minimum income requirement - £40,000 pa / Joint application – minimum joint income requirement - £70,000 pa. Where an applicant is employed, the minimum income requirement is based on the basic gross salary only and does not

permit overtime, bonuses etc. Where the applicant is self-employed, the minimum income is based on the most recent SA302 and Tax Year Overview. We will not accept projected income to meet a minimum income requirement.

Enhanced Income Multiples (indicative only and subject to an affordability assessment). **Up to 80% LTV: Single or Joint X 5.00 / Up to 85% LTV: Single or Joint X 4.75 / Up to 90% LTV: Single or Joint X 4.50 / Up to 95% LTV: Single or Joint X 3.90**

Maximum LTV 80% for Local Authority / Ex Local Authority properties / Maximum advance on Apartments restricted to 70% LTV

Valuation Fee Scale; **£0.00 - £300,000: Fee £245 £300,001 - £500,000: Fee £395 £500,001 + Fee £495**

Valuation Fee; Free Valuation products - one free standard valuation per applicant(s)

Green Mortgage; Copy of property EPC required, must be rated A or B and issued within last 10 years. Also available for new build.

Holiday Homes - All new and existing customers can avail of the above House Purchase products up to a max LTV of 80% to purchase a holiday home. Interest only is allowed subject to an acceptable repayment strategy. Products are for house purchase only.

Holiday Homes - A fee of £495 is applicable for new customers (can be added to loan). This charge will not apply to existing borrowers.

Selected Remortgages products available on Interest Only - see individual products.

Remortgage - Free **Standard** Legal Fees when Society's nominated solicitor is used or £500 cashback if using own solicitor / Cashback (£500) will be issued by cheque one month after completion

Renovation Remortgage - this is our new Structural Home Improvement Remortgage product range - available for customers looking to remortgage and carry out structural home improvements at the same time.

Renovation Remortgage - Maximum LTV 85% - can advance up to 75% LTV while work is in progress. Up to 3 stage advances permitted. A final inspection is required.

Renovation Remortgage - £250 cashback payable 1 month after completion. Available for Repayment mortgages.

Arrangement Fees on loans up to 90% can be paid with application or can be added / Arrangement Fees on loans 90.01% to 95% to be paid with application.

Availability; FTB = First Time Buyer / STB = Second Time Buyer / RMTG = Remortgage

Interest Only lending Maximum LTV 75% / Redemption Fees of £170 are applicable to all new mortgages

All Mortgages payments are to be paid by Direct Debit from a UK Bank Account. Completion of the Mortgage will not take place until a completed Direct Debit Instruction has been received by the Society.

The Society only lends on properties in Northern Ireland

Terms & Conditions detailed on our website: www.theprogressive.com

Progressive Building Society Other Products - 11 September 2023

Product	Product Code	Rate	Rate Description	APRC	Max LTV	Arrangement Fee	End Date	Valuation Fee (Refer to Notes)	Product Features	HLC	Availability	Early Repayment Charge
Northern Ireland Co-Ownership Scheme												
Northern Ireland Co-Ownership Scheme 2 Year Variable Discount	MDNNC6_95	6.29%	SVR less 2.45%	8.62%	95%	£0	2 years	Free Valuation	95% Equity Purchase. Mortgage balance can be reduced by up to 10% without ERC. No Mortgage Indemnity. The interest rate payable will not go below a floor of 2.00% during the initial discounted period. Not Available for existing / former NIHE properties.	No	FTB / STB	2% of balance repaid in year 1 1% of balance repaid in year 2
Northern Ireland Co-Ownership Scheme 2 Year Fixed Rate	MFCO27_95	6.05%	Fixed	8.55%	95%	£0	2 years	Free Valuation	95% Equity Purchase. Mortgage balance can be reduced by up to 10% without ERC. No Mortgage Indemnity. Not Available for existing / former NIHE properties.	No	FTB / STB	3% of balance repaid during the fixed rate period
Foreign Currency (house purchase)												
Foreign Currency 2 Year Variable Discount	MDFC85_60	5.99%	SVR less 2.75%	8.56%	60%	£0	2 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	No	FTB / STB	2% of balance repaid in year 1 1% of balance repaid in year 2
Foreign Currency 2 Year Variable Discount	MDFC86_75	6.09%	SVR less 2.65%	8.58%	75%	£0	2 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	No	FTB / STB	2% of balance repaid in year 1 1% of balance repaid in year 2
Foreign Currency 2 Year Variable Discount	MDFC87_80	6.19%	SVR less 2.55%	8.60%	80%	£0	2 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	No	FTB / STB	2% of balance repaid in year 1 1% of balance repaid in year 2
Foreign Currency 2 Year Variable Discount	MDFC88_85	6.29%	SVR less 2.45%	8.62%	85%	£0	2 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	No	FTB / STB	2% of balance repaid in year 1 1% of balance repaid in year 2
Foreign Currency (house purchase)												
Foreign Currency 2 Year Fixed Rate	MFFC47_60	5.95%	Fixed	8.53%	60%	£0	2 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC.	No	FTB / STB	3% of balance repaid during the fixed rate period
Foreign Currency 2 Year Fixed Rate	MFFC48_75	5.99%	Fixed	8.54%	75%	£0	2 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC.	No	FTB / STB	3% of balance repaid during the fixed rate period
Foreign Currency 2 Year Fixed Rate	MFFC40_85	6.29%	Fixed	8.60%	85%	£0	2 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC.	No	FTB / STB	3% of balance repaid during the fixed rate period
Foreign Currency (remortgage)												
Foreign Currency 2 Year Variable Discount	MDFC89_60 (csh) & MDFC90_60 (leg)	5.99%	SVR less 2.75%	8.33%	60%	£0	2 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period. Free Standard Legal Fees or £500 cashback. Available for Interest only or Repayment mortgages.	No	RMTG	2% of balance repaid in year 1 1% of balance repaid in year 2
Foreign Currency 2 Year Variable Discount	MDFC91_75 (csh) & MDFC92_75 (leg)	6.09%	SVR less 2.65%	8.36%	75%	£0	2 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period. Free Standard Legal Fees or £500 cashback. Available for Interest only or Repayment mortgages.	No	RMTG	2% of balance repaid in year 1 1% of balance repaid in year 2
Foreign Currency 2 Year Variable Discount	MDFC75_80 (csh) & MDFC76_80 (leg)	6.19%	SVR less 2.55%	8.39%	80%	£0	2 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period. Free Standard Legal Fees or £500 cashback. Available for Repayment mortgages only	No	RMTG	2% of balance repaid in year 1 1% of balance repaid in year 2
Foreign Currency 2 Year Variable Discount	MDFC93_85 (csh) & MDFC94_85 (leg)	6.29%	SVR less 2.45%	8.41%	85%	£0	2 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period. Free Standard Legal Fees or £500 cashback. Available for Repayment mortgages only	No	RMTG	2% of balance repaid in year 1 1% of balance repaid in year 2
Foreign Currency (remortgage)												
Foreign Currency 2 Year Fixed Rate	MFFC49_60 (csh) & MFFC50_60 (leg)	5.95%	Fixed	8.13%	60%	£0	2 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. Free Standard Legal Fees or £500 cashback. Available for Repayment mortgages only	No	FTB / STB	3% of balance repaid during the fixed rate period
Foreign Currency 2 Year Fixed Rate	MFFC51_75 (csh) & MFFC52_75 (leg)	5.99%	Fixed	8.14%	75%	£0	2 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. Free Standard Legal Fees or £500 cashback. Available for Repayment mortgages only	No	FTB / STB	3% of balance repaid during the fixed rate period
Foreign Currency 2 Year Fixed Rate	MFFC45_85 (csh) & MFFC46_85 (leg)	6.29%	Fixed	8.24%	85%	£0	2 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. Free Standard Legal Fees or £500 cashback. Available for Repayment mortgages only	No	FTB / STB	3% of balance repaid during the fixed rate period
Foreign Currency (self build)												

Foreign Currency 3 Year Self Build	MDF327_60SB	6.49%	SVR less 2.25%	8.31%	60%	£995	3 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	No	FTB / STB	Base	3% of balance repaid in year 1 2% of balance repaid in year 2 1% of balance repaid in year 3
Foreign Currency 3 Year Self Build	MDF326_80SB	6.99%	SVR less 1.75%	8.50%	80%	£995	3 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial product period.	No	FTB / STB	Base	3% of balance repaid in year 1 2% of balance repaid in year 2 1% of balance repaid in year 3

Product Notes

The above terms apply to all applications received from **11 September 2023**, which meet the Society's current lending criteria

The Standard Variable Rate (SVR); 8.74% from **1st September 2023**.

Minimum advance £30,000 - Maximum advance £2,000,000 / Minimum purchase price £75,000

Max Advance on loans 80.01% to 85% LTV: £350k / Max Advance on loans 85.01% to 90% LTV: £325k / Max Advance on loans 90.01% to 95% LTV: £250k

Product features: No extended tie in / Ability to make overpayments by making Capital Repayments. Capital Repayments up to 10% of mortgage balance permitted without Early Repayment Charge (ERC) per annum. (Minimum - £500)

Income Multiples (indicative only and subject to an affordability assessment). **Up to 80% LTV: Single X 4.25 Joint X 4.25 / Up to 90% LTV: Single X 4.00 Joint X 4.00 / Up to 95% LTV: Single X 3.75 Joint X 3.75**

Enhanced income multiples & minimum income requirement - In addition to the application passing our affordability assessment, we will allow an enhanced income multiple to be applied, where the following minimum income requirement is met:

Sole application – minimum income requirement - £40,000 pa / Joint application – minimum joint income requirement - £70,000 pa. Where an applicant is employed, the minimum income requirement is based on the basic gross salary only and does not permit overtime, bonuses etc. Where the applicant is self-employed, the minimum income is based on the most recent SA302 and Tax Year Overview. We will not accept projected income to meet a minimum income requirement.

Enhanced Income Multiples (indicative only and subject to an affordability assessment). **Up to 80% LTV: Single or Joint X 5.00 / Up to 85% LTV: Single or Joint X 4.75 / Up to 90% LTV: Single or Joint X 4.50 / Up to 95% LTV: Single or Joint X 3.90**

Maximum LTV 80% for Local Authority / Ex Local Authority properties / Maximum advance on Apartments restricted to 70% LTV

Valuation Fee Scale; **£0.00 - £300,000: Fee £245 £300,001 - £500,000: Fee £395 £500,001 + Fee £495**

Valuation Fee; Free Valuation products - one free standard valuation per applicant(s)

Arrangement Fees on loans up to 90% can be paid with application or can be added / Arrangement Fees on loans 90.01% to 95% to be paid with application.

Availability; FTB = First Time Buyer / STB = Second Time Buyer

Family Assist criteria; Maximum LTV 95%; Family Savings used to help purchaser secure a mortgage; Deposit from borrower and family savings to be at least **10%** of purchase price / value;

Family Assist criteria; Direct Debit payments only; Family savings held in account for **2 year term**; Saver to obtain independent legal advice; A Guarantee and Charge is taken over the savings account; Savings and Interest returned to Saver subject to mortgage performance;

Family Assist criteria; Available to FTB and STB; Not available for self build; All borrowers must reside and property is to be main residence; Minimum Age 18; Minimum Purchase/Valuation £75,000

Family Assist criteria; Eligible family members for savings account - child, step-child, spouse, civil partner, parent, brother, sister, grandparent or grandchild / see full Terms and Conditions of Family Assist Savings Account

Foreign Currency definition; Available for borrowers whose income to pay the mortgage is earned in Euro or US Dollar or Assets for a repayment strategy is held in Euro or US Dollar.

Foreign Currency eligibility; The Society will accept one of the two foreign currencies per application (e.g. the Society will accept an application in Sterling and Euro, or Sterling and US Dollar, but cannot accept an application with both Euro and US Dollar). A foreign currency income or a foreign currency asset can be accepted, not both. Foreign Currency products cannot be processed online.

All Mortgages payments are to be paid by Direct Debit from a UK Bank Account. Completion of the Mortgage will not take place until a completed Direct Debit Instruction has been received by the Society.

Interest Only lending Maximum LTV 75%. / Redemption Fees of £170 are applicable to all new mortgages

The Society only lends on properties in Northern Ireland / Terms & Conditions detailed on our website: www.theprogressive.com

Progressive Building Society Existing Customer Mortgage Products - 11 September 2023

Product	Product Code	Rate	Rate Description	APRC	Max LTV	Arrangement Fee	End Date	Valuation Fee	Product Features	HLC	Availability	Early Repayment Charge
Variable Rate Mortgages for Existing Customer / Product Switch												
2 Year Variable Discount	MDR255_60	5.99%	SVR less 2.75%	8.14%	up to 60%	£0	2 years	n/a	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	n/a	Existing Customers	Based 2% of balance repaid in year 1 1% of balance repaid in year 2
2 Year Variable Discount	MDR2T9_75	6.09%	SVR less 2.65%	8.17%	up to 75%	£0	2 years	n/a	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	n/a	Existing Customers	Based 2% of balance repaid in year 1 1% of balance repaid in year 2
2 Year Variable Discount	MDR256_80	6.19%	SVR less 2.55%	8.21%	up to 80%	£0	2 years	n/a	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	n/a	Existing Customers	Based 2% of balance repaid in year 1 1% of balance repaid in year 2
2 Year Variable Discount	MDR257_85	6.39%	SVR less 2.35%	8.28%	up to 85%	£0	2 years	n/a	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	n/a	Existing Customers	Based 2% of balance repaid in year 1 1% of balance repaid in year 2
2 Year Variable Discount	MDR2U0_90	6.84%	SVR less 1.90%	8.43%	up to 90%	£0	2 years	n/a	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	n/a	Existing Customers	Based 2% of balance repaid in year 1 1% of balance repaid in year 2
3 Year Variable Discount	MDR3M4_60	6.19%	SVR less 2.55%	8.25%	up to 60%	£0	3 years	n/a	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	n/a	Existing Customers	Based 3% of balance repaid in year 1 2% of balance repaid in year 2 1% of balance repaid in year 3
3 Year Variable Discount	MDR3N4_75	6.29%	SVR less 2.45%	8.28%	up to 75%	£0	3 years	n/a	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	n/a	Existing Customers	Based 3% of balance repaid in year 1 2% of balance repaid in year 2 1% of balance repaid in year 3
3 Year Variable Discount	MDR3N5_80	6.39%	SVR less 2.35%	8.31%	up to 80%	£0	3 years	n/a	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	n/a	Existing Customers	Based 3% of balance repaid in year 1 2% of balance repaid in year 2 1% of balance repaid in year 3
3 Year Variable Discount	MDR3N6	6.59%	SVR less 2.15%	8.38%	over 80%	£0	3 years	n/a	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	n/a	Existing Customers	Based 3% of balance repaid in year 1 2% of balance repaid in year 2 1% of balance repaid in year 3
Fixed Rate Mortgages for Existing Customer / Product Switch												
2 Year Fixed Rate	MFP299_60	5.95%	Fixed	8.35%	up to 60%	£0	2 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	Based 3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MFP260_75	5.99%	Fixed	8.36%	up to 75%	£0	2 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	Based 3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MFP261_80	6.19%	Fixed	8.41%	up to 80%	£0	2 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	Based 3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MFP262_85	6.29%	Fixed	8.44%	up to 85%	£0	2 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	Based 3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MFP297_90	6.49%	Fixed	8.49%	up to 90%	£0	2 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	Based 3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MFP288	6.54%	Fixed	8.50%	over 90%	£0	2 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	Based 3% of balance repaid during the fixed rate period
3 Year Fixed Rate	MFP387_60	6.15%	Fixed	8.04%	up to 60%	£0	3 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	Based 3% of balance repaid during the fixed rate period
3 Year Fixed Rate	MFP388_75	6.25%	Fixed	8.08%	up to 75%	£0	3 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	Based 3% of balance repaid during the fixed rate period
3 Year Fixed Rate	MFP389_80	6.35%	Fixed	8.12%	up to 80%	£0	3 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	Based 3% of balance repaid during the fixed rate period
3 Year Fixed Rate	MFP390_85	6.45%	Fixed	8.16%	up to 85%	£0	3 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	Based 3% of balance repaid during the fixed rate period
3 Year Fixed Rate	MFP391_90	6.55%	Fixed	8.20%	up to 90%	£0	3 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	Based 3% of balance repaid during the fixed rate period
5 Year Fixed Rate	MFP561_75	5.29%	Fixed	6.95%	up to 75%	£0	5 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	Based 3% of balance repaid during the fixed rate period
5 Year Fixed Rate	MFP571_80	5.45%	Fixed	7.05%	up to 80%	£0	5 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	Based 3% of balance repaid during the fixed rate period
5 Year Fixed Rate	MFP572_85	5.50%	Fixed	7.08%	up to 85%	£0	5 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	Based 3% of balance repaid during the fixed rate period
Variable Rate Mortgages for Existing Customer / Buy to Let / NICO (not available online)												
2 Year Variable Discount (Buy to Let)	MDR2R7_BTL	7.99%	SVR less 0.75%	8.84%	-	£0	2 years	n/a	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	n/a	Existing Customers	Based 2% of balance repaid in year 1 1% of balance repaid in year 2

2 Year Variable Discount (NICO)	MDR2T4_NICO	6.59%	SVR less 2.15%	8.35%	-	£0	2 years	n/a	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	n/a	Existing Customers	Based	2% of balance repaid in year 1 1% of balance repaid in year 2
2 Year Fixed Rate (NICO)	MFP2A1_NICO	6.05%	Fixed	8.37%	-	£0	2 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	Based	3% of balance repaid during the fixed rate period
Variable Rate Mortgages for Existing Customer / Further Advance (not available online)													
5 Year Variable Rate	MDR5FE	6.29%	SVR less 2.45%	7.82%	up to 85%	£250	5 years	Free	Ability to switch to a new product when current deal on mortgage expires. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	n/a	Existing Customers	Based	None
5 Year Variable Rate (Carbon Reduction)	MDR5FF	5.79%	SVR less 2.95%	7.55%	up to 85%	£250	5 years	Free	Ability to switch to a new product when current deal on mortgage expires. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	n/a	Existing Customers	Based	None

Product Notes

The above terms apply to all applications received from **11 September 2023**, which meet the Society's current lending criteria

The Standard Variable Rate (SVR); 8.74% from **1st September 2023**.

Further Advance - max 85% LTV% for home improvements / Max LTV% for debt consolidation or other reasons 75%. Further Advance rate will be renegotiated when current deal on mortgage expires (no ERC applies).

Carbon Reduction Further Advance - max 85% LTV% for carbon reduction improvements / Further Advance rate will be renegotiated when current deal on mortgage expires (no ERC applies).

Carbon Reduction Further Advance - 50% of the loan must be used for carbon reduction improvements. Quotes/invoices/ completion certificates are required to evidence the carbon reduction spending. Borrowers must reside in property.

Holiday Homes - Existing customers who have a full deal on their residential mortgage can also have a full deal on their holiday home. Existing borrowers coming to the end of their holiday home deal can avail of a full product from the products switch rates above.

Capital Repayments up to 10% of mortgage balance permitted without Early Repayment Charge (ERC) per annum. (Minimum - £500). Interest Only lending Maximum LTV 75%.

Terms & Conditions detailed on our website: www.theprogressive.com