

Progressive Building Society Mortgage Products - 7 October 2024

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
First Time Buyer or Home Mover												
2 Year Variable Discount	MDN2Y9_60F	4.49%	SVR less 4.00%	8.13%	60%	£995	2 years	Free Valuation. £100 Reinspection Fee for new build.	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
2 Year Variable Discount	MDN2Y9_75F	4.49%	SVR less 4.00%	8.13%	75%	£995	2 years	Free Valuation. £100 Reinspection Fee for new build.	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
First Time Buyer or Home Mover												
2 Year Variable Discount (GREEN MORTGAGE)	MDN2Y9_60G	4.49%	SVR less 4.00%	8.07%	60%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	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. EPC certificate A or B required.	No	FTB / STB	2% of balance repaid in year 1 1% of balance repaid in year 2
2 Year Variable Discount (GREEN MORTGAGE)	MDN2Y9_75G	4.49%	SVR less 4.00%	8.07%	75%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	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. EPC certificate A or B required.	No	FTB / STB	2% of balance repaid in year 1 1% of balance repaid in year 2
2 Year Variable Discount	MDN2U9_60	4.79%	SVR less 3.70%	8.12%	60%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	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
2 Year Variable Discount	MDN2U9_75	4.79%	SVR less 3.70%	8.12%	75%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	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
2 Year Variable Discount	MDN2X5_80	4.84%	SVR less 3.65%	8.13%	80%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	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
2 Year Variable Discount	MDN2V1_85	4.89%	SVR less 3.60%	8.14%	85%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	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
2 Year Variable Discount	MDN2AF_90	5.17%	SVR less 3.32%	8.19%	90%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	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
2 Year Variable Discount	MDN2X3_95	5.34%	SVR less 3.15%	8.22%	95%	£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. Not available for New Build.	No	FTB / STB	2% of balance repaid in year 1 1% of balance repaid in year 2
First time buyer or home mover												
2 Year Fixed Rate	MF2072_60	4.35%	Fixed	7.99%	60%	£995	2 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC.	No	FTB / STB	3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MF2072_75	4.35%	Fixed	7.99%	75%	£995	2 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC.	No	FTB / STB	3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MF2069_80	4.39%	Fixed	8.00%	80%	£995	2 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC.	No	FTB / STB	3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MF2069_85	4.39%	Fixed	8.00%	85%	£995	2 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC.	No	FTB / STB	3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MF2066_90	4.69%	Fixed	8.06%	90%	£995	2 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC.	No	FTB / STB	3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MF2062_95	4.90%	Fixed	8.11%	95%	£995	2 years	Free Valuation.	Mortgage balance can be reduced by up to 10% without ERC. Not available for New Build.	No	FTB / STB	3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MF285_60	4.65%	Fixed	7.97%	60%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC.	No	FTB / STB	3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MF285_75	4.65%	Fixed	7.97%	75%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC.	No	FTB / STB	3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MF283_80	4.69%	Fixed	7.98%	80%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC.	No	FTB / STB	3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MF283_85	4.69%	Fixed	7.98%	85%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC.	No	FTB / STB	3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MF279_90	4.99%	Fixed	8.04%	90%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC.	No	FTB / STB	3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MF288_95	5.20%	Fixed	8.09%	95%	£0	2 years	Free Valuation.	Mortgage balance can be reduced by up to 10% without ERC. Not available for New Build.	No	FTB / STB	3% of balance repaid during the fixed rate period

5 Year Fixed Rate	MFX532_60	4.09%	Fixed	7.01%	60%	£0	5 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC.	No	FTB / STB	Base	3% of balance repaid during the fixed rate period
5 Year Fixed Rate	MFX532_75	4.09%	Fixed	7.01%	75%	£0	5 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC.	No	FTB / STB	Base	3% of balance repaid during the fixed rate period
5 Year Fixed Rate	MFX585_80	4.25%	Fixed	7.07%	80%	£0	5 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC.	No	FTB / STB	Base	3% of balance repaid during the fixed rate period
5 Year Fixed Rate	MFX585_85	4.25%	Fixed	7.07%	85%	£0	5 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC.	No	FTB / STB	Base	3% of balance repaid during the fixed rate period
5 Year Fixed Rate	MFX584_90	4.64%	Fixed	7.22%	90%	£0	5 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC.	No	FTB / STB	Base	3% of balance repaid during the fixed rate period
5 Year Fixed Rate	MFX552_95	4.99%	Fixed	7.35%	95%	£0	5 years	Free Valuation.	Mortgage balance can be reduced by up to 10% without ERC. Not available for New Build.	No	FTB / STB	Base	3% of balance repaid during the fixed rate period
Remortgage													
2 Year Variable Discount	MDNRNM_60F (csh) & MDNRNN_60F (leg)	4.54%	SVR less 3.95%	7.92%	60%	£995	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	Base	2% of balance repaid in year 1 1% of balance repaid in year 2
2 Year Variable Discount	MDNRNT_75F (csh) & MDNRNU_75F (leg)	4.59%	SVR less 3.90%	7.93%	75%	£995	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	Base	2% of balance repaid in year 1 1% of balance repaid in year 2
Remortgage													
2 Year Variable Discount	MDNRNE_60 (csh) & MDNRNF_60 (leg)	4.84%	SVR less 3.65%	7.89%	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	Base	2% of balance repaid in year 1 1% of balance repaid in year 2
2 Year Variable Discount	MDNRKK_75 (csh) & MDNRKL_75 (leg)	4.89%	SVR less 3.60%	7.90%	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	Base	2% of balance repaid in year 1 1% of balance repaid in year 2
2 Year Variable Discount	MDNRKP_80 (csh) & MDNRKQ_80 (leg)	4.99%	SVR less 3.50%	7.93%	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	Base	2% of balance repaid in year 1 1% of balance repaid in year 2
2 Year Variable Discount	MDNRKR_85 (csh) & MDNRKS_85 (leg)	5.19%	SVR less 3.30%	7.98%	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	Base	2% of balance repaid in year 1 1% of balance repaid in year 2
2 Year Variable Discount	MDNRKR_90 (csh) & MDNRKS_90 (leg)	5.19%	SVR less 3.30%	7.98%	90%	£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	Base	2% of balance repaid in year 1 1% of balance repaid in year 2
Remortgage													
2 Year Fixed Rate	MFR2F2_60F (csh) & MFR2F3_60F (leg)	4.44%	Fixed	8.13%	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	Base	3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MFR2M2_75F (csh) & MFR2M3_75F (leg)	4.49%	Fixed	8.14%	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	Base	3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MFR2M2_80F (csh) & MFR2M3_80F (leg)	4.49%	Fixed	8.14%	80%	£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	Base	3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MFR2L3_85F (csh) & MFR2L4_85F (leg)	4.69%	Fixed	8.18%	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	Base	3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MFR2L3_90F (csh) & MFR2L4_90F (leg)	4.69%	Fixed	8.18%	90%	£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	Base	3% of balance repaid during the fixed rate period
Remortgage													
2 Year Fixed Rate	MFR2V2_60 (csh) & MFR2V3_60 (leg)	4.75%	Fixed	8.12%	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	Base	3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MFR2F6_75 (csh) & MFR2F7_75 (leg)	4.79%	Fixed	8.12%	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	Base	3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MFR2F6_80 (csh) & MFR2F7_80 (leg)	4.79%	Fixed	8.12%	80%	£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	Base	3% of balance repaid during the fixed rate period

2 Year Fixed Rate	MFR2K2_85 (csh) & MFR2K3_85 (leg)	4.99%	Fixed	8.16%	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	Base	3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MFR2K2_90 (csh) & MFR2K3_90 (leg)	4.99%	Fixed	8.16%	90%	£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	Base	3% of balance repaid during the fixed rate period
5 Year Fixed Rate	MFR582_60 (csh) & MFR583_60 (leg)	4.40%	Fixed	7.19%	60%	£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	Base	3% of balance repaid during the fixed rate period
5 Year Fixed Rate	MFR5F4_75 (csh) & MFR5F5_75 (leg)	4.50%	Fixed	7.23%	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	Base	3% of balance repaid during the fixed rate period
5 Year Fixed Rate	MFR5F6_80 (csh) & MFR5F7_80 (leg)	4.70%	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	Base	3% of balance repaid during the fixed rate period
5 Year Fixed Rate	MFR580_85 (csh) & MFR581_85 (leg)	4.74%	Fixed	7.32%	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	Base	3% of balance repaid during the fixed rate period
5 Year Fixed Rate	MFR5E1_90 (csh) & MFR5E2_90 (leg)	4.85%	Fixed	7.36%	90%	£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	Base	3% of balance repaid during the fixed rate period

**Renovation Remortgage**

2 Year Variable Discount (Renovation Remortgage)	MDNRRR_85	5.59%	SVR less 2.90%	8.08%	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	Base	2% of balance repaid in year 1 1% of balance repaid in year 2
2 Year Fixed Rate (Renovation Remortgage)	MFR2U_85	5.75%	Fixed	8.30%	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	Base	3% of balance repaid during the fixed rate period

**Self Build**

3 Year Variable Self Build	MDN3G7_60SB	6.74%	SVR less 1.75%	8.33%	60%	£1,495	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
3 Year Variable Self Build	MDN3G8_80SB	7.24%	SVR less 1.25%	8.49%	80%	£1,495	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

**Product Notes**

The above terms apply to all applications received from **7 October 2024**, which meet the Society's current lending criteria

**The Standard Variable Rate (SVR); 8.49% from 1st September 2024.**

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

Max Advance on loans 80.01% to 85% LTV: £650k / Max Advance on loans 85.01% to 90% LTV: £475k / Max Advance on loans 90.01% to 95% LTV: £275k

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 90% 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 to bank account 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

Please note that expired Offers may be extended once, provided required documentation/information is obtained. Offers cannot be extended more than once.

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](http://www.theprogressive.com)

Progressive Building Society Other Products - 7 October 2024													
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	MDNND4_95	5.14%	SVR less 3.35%	8.19%	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.	No	FTB / STB	Based on 2 years 2% of balance repaid in year 1 1% of balance repaid in year 2	
Northern Ireland Co-Ownership Scheme 2 Year Variable Discount	MDNND8_100	5.20%	SVR less 3.29%	8.20%	100%	£0	2 years	Free Valuation	100% 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.	No	FTB / STB	Based on 2 years 2% of balance repaid in year 1 1% of balance repaid in year 2	
Northern Ireland Co-Ownership Scheme													
Northern Ireland Co-Ownership Scheme 2 Year Fixed Rate	MFCO30_95	5.45%	Fixed	8.14%	95%	£0	2 years	Free Valuation	95% Equity Purchase. Mortgage balance can be reduced by up to 10% without ERC. No Mortgage Indemnity.	No	FTB / STB	Based on 2 years 3% of balance repaid during the fixed rate period	
Northern Ireland Co-Ownership Scheme 2 Year Fixed Rate	MFCO42_100	5.50%	Fixed	8.15%	100%	£0	2 years	Free Valuation	100% Equity Purchase. Mortgage balance can be reduced by up to 10% without ERC. No Mortgage Indemnity.	No	FTB / STB	Based on 2 years 3% of balance repaid during the fixed rate period	
Northern Ireland Co-Ownership Scheme													
Northern Ireland Co-Ownership Scheme 5 Year Fixed Rate	MFCO43_95	4.65%	Fixed	7.22%	95%	£0	5 years	Free Valuation	95% Equity Purchase. Mortgage balance can be reduced by up to 10% without ERC. No Mortgage Indemnity.	No	FTB / STB	Based on 5 years 3% of balance repaid during the fixed rate period	
Northern Ireland Co-Ownership Scheme 5 Year Fixed Rate	MFCO44_100	4.70%	Fixed	7.24%	100%	£0	5 years	Free Valuation	100% Equity Purchase. Mortgage balance can be reduced by up to 10% without ERC. No Mortgage Indemnity.	No	FTB / STB	Based on 5 years 3% of balance repaid during the fixed rate period	
Foreign Currency Northern Ireland Co-Ownership Scheme													
Foreign Currency Northern Ireland Co-Ownership Scheme 2 Year Variable Discount	MDFCN2_95	5.14%	SVR less 3.35%	8.19%	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.	No	FTB / STB	Based on 2 years 2% of balance repaid in year 1 1% of balance repaid in year 2	
Foreign Currency Northern Ireland Co-Ownership Scheme 2 Year Variable Discount	MDFCN6_100	5.20%	SVR less 3.29%	8.20%	100%	£0	2 years	Free Valuation	100% 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.	No	FTB / STB	Based on 2 years 2% of balance repaid in year 1 1% of balance repaid in year 2	
Foreign Currency Northern Ireland Co-Ownership Scheme													
Foreign Currency Northern Ireland Co-Ownership Scheme 2 Year Fixed Rate	MFFCN4_95	5.45%	Fixed	8.14%	95%	£0	2 years	Free Valuation	95% Equity Purchase. Mortgage balance can be reduced by up to 10% without ERC. No Mortgage Indemnity.	No	FTB / STB	Based on 2 years 3% of balance repaid during the fixed rate period	
Foreign Currency Northern Ireland Co-Ownership Scheme 2 Year Fixed Rate	MFFCNC_100	5.50%	Fixed	8.15%	100%	£0	2 years	Free Valuation	100% Equity Purchase. Mortgage balance can be reduced by up to 10% without ERC. No Mortgage Indemnity.	No	FTB / STB	Based on 2 years 3% of balance repaid during the fixed rate period	
Foreign Currency Northern Ireland Co-Ownership Scheme													
Foreign Currency Northern Ireland Co-Ownership Scheme 5 Year Fixed Rate	MFFCND_95	4.65%	Fixed	7.22%	95%	£0	5 years	Free Valuation	95% Equity Purchase. Mortgage balance can be reduced by up to 10% without ERC. No Mortgage Indemnity.	No	FTB / STB	Based on 5 years 3% of balance repaid during the fixed rate period	
Foreign Currency Northern Ireland Co-Ownership Scheme 5 Year Fixed Rate	MFFCNE_100	4.70%	Fixed	7.24%	100%	£0	5 years	Free Valuation	100% Equity Purchase. Mortgage balance can be reduced by up to 10% without ERC. No Mortgage Indemnity.	No	FTB / STB	Based on 5 years 3% of balance repaid during the fixed rate period	
Foreign Currency (house purchase)													
Foreign Currency 2 Year Variable Discount	MDFCE3_60F	4.49%	SVR less 4.00%	8.13%	60%	£995	2 years	Free Valuation. £100 Reinspection Fee for new build.	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	Based on 2 years 2% of balance repaid in year 1 1% of balance repaid in year 2	
Foreign Currency 2 Year Variable Discount	MDFCE3_75F	4.49%	SVR less 4.00%	8.13%	75%	£995	2 years	Free Valuation. £100 Reinspection Fee for new build.	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	Based on 2 years 2% of balance repaid in year 1 1% of balance repaid in year 2	
Foreign Currency (house purchase)													
Foreign Currency 2 Year Variable Discount	MDFC61_60	4.79%	SVR less 3.70%	8.12%	60%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	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	Based on 2 years 2% of balance repaid in year 1 1% of balance repaid in year 2	
Foreign Currency 2 Year Variable Discount	MDFC61_75	4.79%	SVR less 3.70%	8.12%	75%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	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	Based on 2 years 2% of balance repaid in year 1 1% of balance repaid in year 2	
Foreign Currency 2 Year Variable Discount	MDFCB9_80	4.84%	SVR less 3.65%	8.13%	80%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	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	Based on 2 years 2% of balance repaid in year 1 1% of balance repaid in year 2	
Foreign Currency 2 Year Variable Discount	MDFCH6_85	4.89%	SVR less 3.60%	8.14%	85%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	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	Based on 2 years 2% of balance repaid in year 1 1% of balance repaid in year 2	

Foreign Currency 2 Year Variable Discount	MDFCL6_90	5.17%	SVR less 3.32%	8.19%	90%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	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	Based on	2% of balance repaid in year 1 1% of balance repaid in year 2
Foreign Currency 2 Year Variable Discount	MDFC96_95	5.34%	SVR less 3.15%	8.22%	95%	£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. Not available for New Build.	No	FTB / STB	Based on	2% of balance repaid in year 1 1% of balance repaid in year 2
Foreign Currency (house purchase)													
Foreign Currency 2 Year Fixed Rate	MFFCF6_60	4.65%	Fixed	7.97%	60%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC.	No	FTB / STB	Based on	3% of balance repaid during the fixed rate period
Foreign Currency 2 Year Fixed Rate	MFFCF6_75	4.65%	Fixed	7.97%	75%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC.	No	FTB / STB	Based on	3% of balance repaid during the fixed rate period
Foreign Currency 2 Year Fixed Rate	MFFCF7_80	4.69%	Fixed	7.98%	80%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC.	No	FTB / STB	Based on	3% of balance repaid during the fixed rate period
Foreign Currency 2 Year Fixed Rate	MFFCF7_85	4.69%	Fixed	7.98%	85%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC.	No	FTB / STB	Based on	3% of balance repaid during the fixed rate period
Foreign Currency 2 Year Fixed Rate	MFFC91_90	4.99%	Fixed	8.04%	90%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC.	No	FTB / STB	Based on	3% of balance repaid during the fixed rate period
Foreign Currency 2 Year Fixed Rate	MFFCB8_95	5.20%	Fixed	8.09%	95%	£0	2 years	Free Valuation.	Mortgage balance can be reduced by up to 10% without ERC. Not available for New Build.	No	FTB / STB	Based on	3% of balance repaid during the fixed rate period
Foreign Currency (remortgage)													
Foreign Currency 2 Year Variable Discount	MDFCD8_60F (csh) & MDFCD9_60F (leg)	4.54%	SVR less 3.95%	7.92%	60%	£995	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	Based on	2% of balance repaid in year 1 1% of balance repaid in year 2
Foreign Currency 2 Year Variable Discount	MDFCF1_75F (csh) & MDFCF2_75F (leg)	4.59%	SVR less 3.90%	7.93%	75%	£995	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	Based on	2% of balance repaid in year 1 1% of balance repaid in year 2
Foreign Currency (remortgage)													
Foreign Currency 2 Year Variable Discount	MDFCC4_60 (csh) & MDFCC5_60 (leg)	4.84%	SVR less 3.65%	7.89%	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	Based on	2% of balance repaid in year 1 1% of balance repaid in year 2
Foreign Currency 2 Year Variable Discount	MDFCL4_75 (csh) & MDFCL5_75 (leg)	4.89%	SVR less 3.60%	7.90%	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	Based on	2% of balance repaid in year 1 1% of balance repaid in year 2
Foreign Currency 2 Year Variable Discount	MDFCL7_80 (csh) & MDFCL8_80 (leg)	4.99%	SVR less 3.50%	7.93%	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	Based on	2% of balance repaid in year 1 1% of balance repaid in year 2
Foreign Currency 2 Year Variable Discount	MDFCL9_85 (csh) & MDFCM1_85 (leg)	5.19%	SVR less 3.30%	7.98%	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	Based on	2% of balance repaid in year 1 1% of balance repaid in year 2
Foreign Currency 2 Year Variable Discount	MDFCL9_90 (csh) & MDFCM1_90 (leg)	5.19%	SVR less 3.30%	7.98%	90%	£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	Based on	2% of balance repaid in year 1 1% of balance repaid in year 2
Foreign Currency (remortgage)													
Foreign Currency 2 Year Fixed Rate	MFFCE7_60 (csh) & MFFCE8_60 (leg)	4.75%	Fixed	8.12%	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	Based on	3% of balance repaid during the fixed rate period
Foreign Currency 2 Year Fixed Rate	MFFCE8_75 (csh) & MFFCE9_75 (leg)	4.79%	Fixed	8.12%	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	Based on	3% of balance repaid during the fixed rate period
Foreign Currency 2 Year Fixed Rate	MFFCE8_80 (csh) & MFFCE9_80 (leg)	4.79%	Fixed	8.12%	80%	£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	Based on	3% of balance repaid during the fixed rate period
Foreign Currency 2 Year Fixed Rate	MFFCE4_85 (csh) & MFFCE5_85 (leg)	4.99%	Fixed	8.16%	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	Based on	3% of balance repaid during the fixed rate period

<b>Foreign Currency 2 Year Fixed Rate</b>	<b>MFFCE4_90 (csh) &amp; MFFCE5_90 (leg)</b>	<b>4.99%</b>	Fixed	8.16%	90%	£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	Based on	3% of balance repaid during the fixed rate period
<b>Foreign Currency (self build)</b>													
<b>Foreign Currency 3 Year Self Build</b>	<b>MDF332_60SB</b>	<b>6.74%</b>	<b>SVR less 1.75%</b>	8.33%	60%	£1,495	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	Based on	3% of balance repaid in year 1 2% of balance repaid in year 2 1% of balance repaid in year 3
<b>Foreign Currency 3 Year Self Build</b>	<b>MDF333_80SB</b>	<b>7.24%</b>	<b>SVR less 1.25%</b>	8.49%	80%	£1,495	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	Based on	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 **7 October 2024**, which meet the Society's current lending criteria

**The Standard Variable Rate (SVR); 8.49% from 1st September 2024.**

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

Max Advance on loans 80.01% to 85% LTV: £650k / Max Advance on loans 85.01% to 90% LTV: £475k / Max Advance on loans 90.01% to 95% LTV: £275k

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 90% 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

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.

Please note that expired Offers may be extended once, provided required documentation/information is obtained. Offers cannot be extended more than once.

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](http://www.theprogressive.com)

Product	Product Code	Rate	Rate Description	APRC	Max LTV	Arrangement Fee	End Date	Valuation Fee	HLC	Availability	Early Repayment Charge
Variable Rate Mortgages for Existing Customer / Product Switch											
2 Year Variable Discount	MDR2R3_60	4.79%	SVR less 3.70%	7.68%	up to 60%	£0	2 years	n/a	n/a	Existing Customers	Based on 2% of balance repaid in year 1 1% of balance repaid in year 2
2 Year Variable Discount	MDR2W4_75	4.95%	SVR less 3.54%	7.72%	up to 75%	£0	2 years	n/a	n/a	Existing Customers	Based on 2% of balance repaid in year 1 1% of balance repaid in year 2
2 Year Variable Discount	MDR2U2_80	5.34%	SVR less 3.15%	7.84%	up to 80%	£0	2 years	n/a	n/a	Existing Customers	Based on 2% of balance repaid in year 1 1% of balance repaid in year 2
2 Year Variable Discount	MDR2S3_85	5.54%	SVR less 2.95%	7.90%	up to 85%	£0	2 years	n/a	n/a	Existing Customers	Based on 2% of balance repaid in year 1 1% of balance repaid in year 2
2 Year Variable Discount	MDR2S4_90	5.64%	SVR less 2.85%	7.93%	up to 90%	£0	2 years	n/a	n/a	Existing Customers	Based on 2% of balance repaid in year 1 1% of balance repaid in year 2
3 Year Variable Discount											
3 Year Variable Discount	MDR3O3_60	4.80%	SVR less 3.69%	5.51%	up to 60%	£0	3 years	n/a	n/a	Existing Customers	Based on 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	MDR3O4_75	4.94%	SVR less 3.55%	5.63%	up to 75%	£0	3 years	n/a	n/a	Existing Customers	Based on 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	MDR3N7_80	5.34%	SVR less 3.15%	5.98%	up to 80%	£0	3 years	n/a	n/a	Existing Customers	Based on 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	MDR3N9	5.54%	SVR less 2.95%	6.16%	over 80%	£0	3 years	n/a	n/a	Existing Customers	Based on 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	MFP254_60	4.59%	Fixed	8.07%	up to 60%	£0	2 years	n/a	n/a	Existing Customers	Based on 3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MFP277_75	4.79%	Fixed	8.11%	up to 75%	£0	2 years	n/a	n/a	Existing Customers	Based on 3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MFP2A4_80	5.05%	Fixed	8.15%	up to 80%	£0	2 years	n/a	n/a	Existing Customers	Based on 3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MFP2B7_85	5.20%	Fixed	8.18%	up to 85%	£0	2 years	n/a	n/a	Existing Customers	Based on 3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MFP283_90	5.44%	Fixed	8.23%	up to 90%	£0	2 years	n/a	n/a	Existing Customers	Based on 3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MFP2B1	5.55%	Fixed	8.25%	over 90%	£0	2 years	n/a	n/a	Existing Customers	Based on 3% of balance repaid during the fixed rate period
3 Year Fixed Rate	MFP3A9_60	4.54%	Fixed	6.38%	up to 60%	£0	3 years	n/a	n/a	Existing Customers	Based on 3% of balance repaid during the fixed rate period

3 Year Fixed Rate	MFP3B1_75	4.75%	Fixed	6.50%	up to 75%	£0	3 years	n/a	n/a	Existing Customers	Based on	3% of balance repaid during the fixed rate period
3 Year Fixed Rate	MFP370_80	5.04%	Fixed	6.68%	up to 80%	£0	3 years	n/a	n/a	Existing Customers	Based on	3% of balance repaid during the fixed rate period
3 Year Fixed Rate	MFP368_85	5.09%	Fixed	6.71%	up to 85%	£0	3 years	n/a	n/a	Existing Customers	Based on	3% of balance repaid during the fixed rate period
3 Year Fixed Rate	MFP394_90	5.25%	Fixed	6.80%	up to 90%	£0	3 years	n/a	n/a	Existing Customers	Based on	3% of balance repaid during the fixed rate period
5 Year Fixed Rate	MFP542_60	4.40%	Fixed	6.81%	up to 60%	£0	5 years	n/a	n/a	Existing Customers	Based on	3% of balance repaid during the fixed rate period
5 Year Fixed Rate	MFP543_75	4.50%	Fixed	6.85%	up to 75%	£0	5 years	n/a	n/a	Existing Customers	Based on	3% of balance repaid during the fixed rate period
5 Year Fixed Rate	MFP545_80	4.75%	Fixed	6.97%	up to 80%	£0	5 years	n/a	n/a	Existing Customers	Based on	3% of balance repaid during the fixed rate period
5 Year Fixed Rate	MFP583_85	4.94%	Fixed	7.06%	up to 85%	£0	5 years	n/a	n/a	Existing Customers	Based on	3% of balance repaid during the fixed rate period
<b>Variable Rate Mortgages for Existing Customer / Buy to Let / NICO (not available online)</b>												
2 Year Variable Discount (Buy to Let)	MDR2R8_BTL	6.99%	SVR less 1.50%	8.35%	-	£0	2 years	n/a	n/a	Existing Customers	Based on	2% of balance repaid in year 1 1% of balance repaid in year 2
2 Year Variable Discount (NICO)	MDR2W4_NICO	4.95%	SVR less 3.54%	7.72%	-	£0	2 years	n/a	n/a	Existing Customers	Based on	2% of balance repaid in year 1 1% of balance repaid in year 2
2 Year Fixed Rate (NICO)	MFP2B6_NICO	5.50%	Fixed	8.24%	-	£0	2 years	n/a	n/a	Existing Customers	Based on	3% of balance repaid during the fixed rate period
<b>Variable Rate Mortgages for Existing Customer / Further Advance (not available online)</b>												
5 Year Variable Rate	MDR5FI_90	5.54%	SVR less 2.95%	7.28%	up to 90%	£250	5 years	Free	n/a	Existing Customers	Based on	None
2 Year Fixed Rate (Energy Efficient)	MFPFA0_90	0.00%	Fixed	6.77%	up to 90%	£250	2 years	Free	n/a	Existing Customers	Based on	None

### Product Notes

The above terms apply to all applications received from **7 October 2024**, which meet the Society's current lending criteria

**The Standard Variable Rate (SVR); 8.49% from 1st September 2024.**

Further Advance - max 90% 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).

Energy Efficient Additional Borrowing - max 90% LTV% for energy efficient improvements

Energy Efficient Additional Borrowing - Can borrow between £3,000 & £15,000. Quotes/invoices/ completion certificates are required to evidence the carbon reduction spending. Borrowers must reside in property.

Energy Efficient Additional Borrowing - Only one application for energy efficient product up to £15k is permitted during the life of the mortgage/borrower can apply for a combination of the Further Advance and Energy Efficient product

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 1st September 2024

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

Please note that expired Offers may be extended once, provided required documentation/information is obtained. Offers cannot be extended more than once.

Terms & Conditions detailed on our website: [www.theprogressive.com](http://www.theprogressive.com)