

Progressive Building Society Mortgage Products - 1 March 2025

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	MDN2U9_60F	4.29%	SVR less 3.70%	7.67%	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	MDN2U9_75F	4.29%	SVR less 3.70%	7.67%	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)	MDN2U9_60G	4.29%	SVR less 3.70%	7.61%	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)	MDN2U9_75G	4.29%	SVR less 3.70%	7.61%	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	MDN2V2_60	4.59%	SVR less 3.40%	7.66%	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	MDN2V2_75	4.59%	SVR less 3.40%	7.66%	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	MDN2X3_80	4.84%	SVR less 3.15%	7.71%	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	MDN2AH_85	5.02%	SVR less 2.97%	7.74%	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	MDN2AJ_90	5.37%	SVR less 2.62%	7.80%	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	MDN2AK_95	5.79%	SVR less 2.20%	7.88%	95%	£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
First time buyer or home mover												
2 Year Fixed Rate	MF2109_60	4.15%	Fixed	7.53%	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	MF2110_75	4.30%	Fixed	7.56%	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	MF2089_80	4.50%	Fixed	7.61%	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	MF2111_85	4.60%	Fixed	7.63%	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	MF2112_90	4.84%	Fixed	7.68%	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	MF2113_95	5.13%	Fixed	7.74%	95%	£995	2 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC. Arrangement fee to be paid upfront (cannot be added to loan).	No	FTB / STB	3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MF2285_60	4.65%	Fixed	7.55%	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	MF2283_75	4.69%	Fixed	7.56%	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	MF22A8_80	4.80%	Fixed	7.59%	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	MF2259_85	4.90%	Fixed	7.61%	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	MF22C7_90	5.14%	Fixed	7.66%	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	MF22C8_95	5.43%	Fixed	7.72%	95%	£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

5 Year Fixed Rate	MFX505_80	4.45%	Fixed	6.94%	80%	£1,495	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	MFX534_60	4.29%	Fixed	6.78%	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	MFX539_75	4.59%	Fixed	6.89%	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	MFX563_80	4.75%	Fixed	6.95%	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	MFX563_85	4.75%	Fixed	6.95%	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	MFX586_90	4.80%	Fixed	6.97%	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	MFX565_95	5.20%	Fixed	7.13%	95%	£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
Remortgage													
2 Year Variable Discount	MDNRKI_60F (csh) & MDNRKJ_60F (leg)	4.29%	SVR less 3.70%	7.46%	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	MDNRKI_75F (csh) & MDNRKJ_75F (leg)	4.29%	SVR less 3.70%	7.46%	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	MDNRKM_60 (csh) & MDNRKN_60 (leg)	4.59%	SVR less 3.40%	7.43%	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	MDNRKM_75 (csh) & MDNRKN_75 (leg)	4.59%	SVR less 3.40%	7.43%	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	MDNRPF_80 (csh) & MDNRPG_80 (leg)	4.84%	SVR less 3.15%	7.49%	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	MDNRPH_85 (csh) & MDNRPI_85 (leg)	5.02%	SVR less 2.97%	7.54%	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	MDNRPJ_90 (csh) & MDNRPK_90 (leg)	5.37%	SVR less 2.62%	7.62%	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	MFR2Z4_60F (csh) & MFR2Z5_60F (leg)	4.15%	Fixed	7.65%	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	MFR2Z6_75F (csh) & MFR2Z7_75F (leg)	4.30%	Fixed	7.68%	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	MFR2S9_80F (csh) & MFR2T1_80F (leg)	4.50%	Fixed	7.71%	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	7.75%	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	MFR2J7_90F (csh) & MFR2J8_90F (leg)	4.90%	Fixed	7.78%	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	MFR2Z8_60 (csh) & MFR2Z9_60 (leg)	4.70%	Fixed	7.68%	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	MFR2T8_75 (csh) & MFR2T9_75 (leg)	4.80%	Fixed	7.70%	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	MFR2K2_80 (csh) & MFR2K3_80 (leg)	4.99%	Fixed	7.73%	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	7.73%	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	MFR2Y7_90 (csh) & MFR2Y8_90 (leg)	5.20%	Fixed	7.77%	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	MFR5G3_60 (csh) & MFR5G4_60 (leg)	4.35%	Fixed	6.86%	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	MFR5G5_75 (csh) & MFR5G6_75 (leg)	4.45%	Fixed	6.90%	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	MFR5G7_80 (csh) & MFR5G8_80 (leg)	4.75%	Fixed	7.01%	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	MFR5A5_85 (csh) & MFR5A6_85 (leg)	4.99%	Fixed	7.10%	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	MFR5A7_90 (csh) & MFR5A8_90 (leg)	5.20%	Fixed	7.17%	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)	MDNRRH_85	5.39%	SVR less 2.60%	7.63%	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)	MFRR2U_85	5.75%	Fixed	7.87%	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	6.24%	SVR less 1.75%	7.80%	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	6.74%	SVR less 1.25%	7.96%	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 **1 March 2025**, which meet the Society's current lending criteria

The Standard Variable Rate (SVR); 7.99% from 1st March 2025.

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 5.00 Joint X 5.00 / Up to 85%: Single X 4.75 Joint X 4.75 / Up to 90% LTV: Single X 4.50 Joint X 4.50 / Up to 95% LTV: Single X 3.90 Joint X 3.90**

Maximum LTV 90% for Local Authority / Ex Local Authority properties / Maximum advance on Apartments restricted to 80% 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

Progressive Building Society Other Products - 1 March 2025

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	MDNND9_95	4.94%	SVR less 3.05%	7.72%	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% of balance repaid in year 1 1% of balance repaid in year 2
Northern Ireland Co-Ownership Scheme 2 Year Variable Discount	MDNNE1_100	5.00%	SVR less 2.99%	7.73%	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% 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	7.73%	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 3% of balance repaid during the fixed rate period
Northern Ireland Co-Ownership Scheme 2 Year Fixed Rate	MFCO42_100	5.50%	Fixed	7.74%	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 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	6.91%	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 3% of balance repaid during the fixed rate period
Northern Ireland Co-Ownership Scheme 5 Year Fixed Rate	MFCO44_100	4.70%	Fixed	6.93%	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 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	MDFCN7_95	4.94%	SVR less 3.05%	7.72%	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% of balance repaid in year 1 1% of balance repaid in year 2
Foreign Currency Northern Ireland Co-Ownership Scheme 2 Year Variable Discount	MDFCN8_100	5.00%	SVR less 2.99%	7.73%	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% 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	7.73%	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 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	7.74%	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 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	6.91%	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 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	6.93%	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 3% of balance repaid during the fixed rate period
Foreign Currency (house purchase)												
Foreign Currency 2 Year Variable Discount	MDFC61_60F	4.29%	SVR less 3.70%	7.67%	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% of balance repaid in year 1 1% of balance repaid in year 2
Foreign Currency 2 Year Variable Discount	MDFC61_75F	4.29%	SVR less 3.70%	7.67%	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% of balance repaid in year 1 1% of balance repaid in year 2
Foreign Currency (house purchase)												
Foreign Currency 2 Year Variable Discount	MDFC69_60	4.59%	SVR less 3.40%	7.66%	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% of balance repaid in year 1 1% of balance repaid in year 2
Foreign Currency 2 Year Variable Discount	MDFC69_75	4.59%	SVR less 3.40%	7.66%	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% of balance repaid in year 1 1% of balance repaid in year 2
Foreign Currency 2 Year Variable Discount	MDFC96_80	4.84%	SVR less 3.15%	7.71%	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% of balance repaid in year 1 1% of balance repaid in year 2

Foreign Currency 2 Year Variable Discount	MDFCM4_85	5.02%	SVR less 2.97%	7.74%	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% of balance repaid in year 1 1% of balance repaid in year 2
Foreign Currency 2 Year Variable Discount	MDFCM5_90	5.37%	SVR less 2.62%	7.80%	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	MDFCM6_95	5.79%	SVR less 2.20%	7.88%	95%	£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 (house purchase)													
Foreign Currency 2 Year Fixed Rate	MFFCF6_60	4.65%	Fixed	7.55%	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	MFFCF7_75	4.69%	Fixed	7.56%	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	MFFCF9_80	4.80%	Fixed	7.59%	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	MFFCH1_85	4.90%	Fixed	7.61%	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	MFFCH2_90	5.14%	Fixed	7.66%	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	MFFCH3_95	5.43%	Fixed	7.72%	95%	£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 (house purchase)													
Foreign Currency 5 Year Fixed Rate	MFFC5A_60	4.29%	Fixed	6.78%	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	Based on	3% of balance repaid during the fixed rate period
Foreign Currency 5 Year Fixed Rate	MFFC5B_75	4.59%	Fixed	6.89%	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	Based on	3% of balance repaid during the fixed rate period
Foreign Currency 5 Year Fixed Rate	MFFC5Q_80	4.75%	Fixed	6.95%	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	Based on	3% of balance repaid during the fixed rate period
Foreign Currency 5 Year Fixed Rate	MFFC5Q_85	4.75%	Fixed	6.95%	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	Based on	3% of balance repaid during the fixed rate period
Foreign Currency 5 Year Fixed Rate	MFFC5R_90	4.80%	Fixed	6.97%	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	Based on	3% of balance repaid during the fixed rate period
Foreign Currency 5 Year Fixed Rate	MFFC5S_95	5.20%	Fixed	7.13%	95%	£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	Based on	3% of balance repaid during the fixed rate period
Foreign Currency (remortgage)													
Foreign Currency 2 Year Variable Discount	MDFC63_60F (csh) & MDFC64_60F (leg)	4.29%	SVR less 3.70%	7.46%	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	MDFC63_75F (csh) & MDFC64_75F (leg)	4.29%	SVR less 3.70%	7.46%	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	MDFC65_60 (csh) & MDFC66_60 (leg)	4.59%	SVR less 3.40%	7.43%	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	MDFC65_75 (csh) & MDFC66_75 (leg)	4.59%	SVR less 3.40%	7.43%	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	MDFCA2_80 (csh) & MDFCA3_80 (leg)	4.84%	SVR less 3.15%	7.49%	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	MDFCM7_85 (csh) & MDFCM8_85 (leg)	5.02%	SVR less 2.97%	7.54%	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	MDFCM9_90 (csh) & MDFCO1_90 (leg)	5.37%	SVR less 2.62%	7.62%	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	MFFCH4_60 (csh) & MFFCH5_60 (leg)	4.70%	Fixed	7.68%	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	Based on	3% of balance repaid during the fixed rate period
Foreign Currency 2 Year Fixed Rate	MFFC84_75 (csh) & MFFC85_75 (leg)	4.80%	Fixed	7.70%	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	Based on	3% of balance repaid during the fixed rate period
Foreign Currency 2 Year Fixed Rate	MFFCE4_80 (csh) & MFFCE5_80 (leg)	4.99%	Fixed	7.73%	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	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	7.73%	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	Based on	3% of balance repaid during the fixed rate period
Foreign Currency 2 Year Fixed Rate	MFFCE1_90 (csh) & MFFCE2_90 (leg)	5.20%	Fixed	7.77%	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	Based on	3% of balance repaid during the fixed rate period
Foreign Currency (remortgage)													
Foreign Currency 5 Year Fixed Rate	MFFC5T_60 (csh) & MFFC5U_60 (leg)	4.35%	Fixed	6.86%	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	Based on	3% of balance repaid during the fixed rate period
Foreign Currency 5 Year Fixed Rate	MFFC5V_75 (csh) & MFFC5W_75 (leg)	4.45%	Fixed	6.90%	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	Based on	3% of balance repaid during the fixed rate period
Foreign Currency 5 Year Fixed Rate	MFFC5X_80 (csh) & MFFC5Y_80 (leg)	4.75%	Fixed	7.01%	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	Based on	3% of balance repaid during the fixed rate period
Foreign Currency 5 Year Fixed Rate	MFFC5M_85 (csh) & MFFC5N_85 (leg)	4.99%	Fixed	7.10%	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	Based on	3% of balance repaid during the fixed rate period
Foreign Currency 5 Year Fixed Rate	MFFC5O_90 (csh) & MFFC5P_90 (leg)	5.20%	Fixed	7.17%	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	Based on	3% of balance repaid during the fixed rate period
Foreign Currency (self build)													
Foreign Currency 3 Year Self Build	MDF332_60SB	6.24%	SVR less 1.75%	7.80%	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
Foreign Currency 3 Year Self Build	MDF333_80SB	6.74%	SVR less 1.25%	7.96%	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 **1 March 2025**, which meet the Society's current lending criteria

The Standard Variable Rate (SVR); 7.99% from 1st March 2025.

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 5.00 Joint X 5.00 / Up to 85%: Single X 4.75 Joint X 4.75 / Up to 90% LTV: Single X 4.50 Joint X 4.50 / Up to 95% LTV: Single X 3.90 Joint X 3.90**

Maximum LTV 90% for Local Authority / Ex Local Authority properties / Maximum advance on Apartments restricted to 80% 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)

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

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

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.

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 - 1 March 2025

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	MDR2R5_60	4.59%	SVR less 3.40%	7.24%	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 on 2% of balance repaid in year 1 1% of balance repaid in year 2
2 Year Variable Discount	MDR2R5_75	4.59%	SVR less 3.40%	7.24%	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 on 2% of balance repaid in year 1 1% of balance repaid in year 2
2 Year Variable Discount	MDR2U2_80	4.84%	SVR less 3.15%	7.32%	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 on 2% of balance repaid in year 1 1% of balance repaid in year 2
2 Year Variable Discount	MDR2W8_85	5.02%	SVR less 2.97%	7.37%	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 on 2% of balance repaid in year 1 1% of balance repaid in year 2
2 Year Variable Discount	MDR2W9_90	5.37%	SVR less 2.62%	7.48%	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 on 2% of balance repaid in year 1 1% of balance repaid in year 2
3 Year Variable Discount												
3 Year Variable Discount	MDR3L6_60	4.59%	SVR less 3.40%	5.24%	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 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	MDR3L6_75	4.59%	SVR less 3.40%	5.24%	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 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	MDR3Q4_80	4.97%	SVR less 3.02%	5.58%	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 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	MDR3Q5	5.32%	SVR less 2.67%	5.89%	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 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	MFP2C5_60	4.70%	Fixed	7.66%	up to 60%	£0	2 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	Based on 3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MFP2C6_75	4.80%	Fixed	7.68%	up to 75%	£0	2 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	Based on 3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MFP272_80	4.99%	Fixed	7.72%	up to 80%	£0	2 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	Based on 3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MFP272_85	4.99%	Fixed	7.72%	up to 85%	£0	2 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	Based on 3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MFP2B7_90	5.20%	Fixed	7.76%	up to 90%	£0	2 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	Based on 3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MFP2C7	5.41%	Fixed	7.79%	over 90%	£0	2 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	Based on 3% of balance repaid during the fixed rate period
3 Year Fixed Rate												
3 Year Fixed Rate	MFP3B3_60	4.70%	Fixed	6.25%	up to 60%	£0	3 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	Based on 3% of balance repaid during the fixed rate period
3 Year Fixed Rate	MFP3B4_75	4.76%	Fixed	6.29%	up to 75%	£0	3 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	Based on 3% of balance repaid during the fixed rate period
3 Year Fixed Rate	MFP3B5_80	4.98%	Fixed	6.42%	up to 80%	£0	3 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	Based on 3% of balance repaid during the fixed rate period
3 Year Fixed Rate	MFP3B6_85	5.10%	Fixed	6.50%	up to 85%	£0	3 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	Based on 3% of balance repaid during the fixed rate period
3 Year Fixed Rate	MFP3B7_90	5.32%	Fixed	6.63%	up to 90%	£0	3 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	Based on 3% of balance repaid during the fixed rate period
5 Year Fixed Rate												
5 Year Fixed Rate	MFP580_60	4.35%	Fixed	6.51%	up to 60%	£0	5 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	Based on 3% of balance repaid during the fixed rate period
5 Year Fixed Rate	MFP584_75	4.45%	Fixed	6.56%	up to 75%	£0	5 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	Based on 3% of balance repaid during the fixed rate period
5 Year Fixed Rate	MFP545_80	4.75%	Fixed	6.70%	up to 80%	£0	5 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	Based on 3% of balance repaid during the fixed rate period
5 Year Fixed Rate	MFP548_85	5.09%	Fixed	6.85%	up to 85%	£0	5 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	Based on 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)	MDR2R8_BTL	6.49%	SVR less 1.50%	7.82%	-	£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 on	2% of balance repaid in year 1 1% of balance repaid in year 2
2 Year Variable Discount (NICO)	MDR2W1_NICO	4.75%	SVR less 3.24%	7.29%	-	£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 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	7.81%	-	£0	2 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	Based on	3% of balance repaid during the fixed rate period

Variable Rate Mortgages for Existing Customer / Further Advance (not available online)

5 Year Variable Rate	MDR5F1_90	5.04%	SVR less 2.95%	6.77%	up to 90%	£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 on	None
2 Year Fixed Rate (Energy Efficient)	MFPFA0_90	0.00%	Fixed	6.49%	up to 90%	£250	2 years	Free	n/a	n/a	Existing Customers	Based on	None

Product Notes

The above terms apply to all applications received from **1 March 2025**, which meet the Society's current lending criteria

The Standard Variable Rate (SVR); 7.99% from 1st March 2025.

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 products

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%.

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