Progressive Building Society (England) - Mortgage Products 2 November 2026

Type	Product	Product Code	Rate	Rate Description	APRC	Max LTV	Arrangement Fee	End Date	Valuation Fee (Refer to Notes)	Product Features	Availability	Early Repayment Charge
House Purchase (with Fee)	2 Year Fixed Rate	MFG231_60F	**5.16%**	Fixed	7.11%	60%	£995	2 years	Free Valuation. £100 Reinspection Fee for new build.	The mortgage balance can be reduced by up to 10% without Early Repayment Charge (ERC).	FTB | STB	3% of balance repaid during the fixed rate period
House Purchase (with Fee)	2 Year Fixed Rate	MFG226_75F	**5.18%**	Fixed	7.12%	75%	£995	2 years	Free Valuation. £100 Reinspection Fee for new build.	The mortgage balance can be reduced by up to 10% without Early Repayment Charge (ERC).	FTB | STB	3% of balance repaid during the fixed rate period
House Purchase (with Fee)	2 Year Fixed Rate	MFG227_85F	**5.45%**	Fixed	7.17%	85%	£995	2 years	Free Valuation. £100 Reinspection Fee for new build.	The mortgage balance can be reduced by up to 10% without Early Repayment Charge (ERC).	FTB | STB	3% of balance repaid during the fixed rate period
House Purchase	2 Year Fixed Rate	MFG232_60	**5.46%**	Fixed	7.10%	60%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	The mortgage balance can be reduced by up to 10% without Early Repayment Charge (ERC).	FTB | STB	3% of balance repaid during the fixed rate period
House Purchase	2 Year Fixed Rate	MFG229_75	**5.48%**	Fixed	7.11%	75%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	The mortgage balance can be reduced by up to 10% without Early Repayment Charge (ERC).	FTB | STB	3% of balance repaid during the fixed rate period
House Purchase	2 Year Fixed Rate	MFG230_85	**5.75%**	Fixed	7.17%	85%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	The mortgage balance can be reduced by up to 10% without Early Repayment Charge (ERC).	FTB | STB	3% of balance repaid during the fixed rate period
House Purchase	2 Year Fixed Rate (Affordability Booster)	MFG233_75AB	**5.78%**	Fixed	7.17%	75%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	Joint Mortgage Sole Proprietor (JMSP). The mortgage balance can be reduced by up to 10% without ERC.	FTB | STB	3% of balance repaid during the fixed rate period
House Purchase	2 Year Fixed Rate (Affordability Booster)	MFG234_85AB	**5.94%**	Fixed	7.21%	85%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	Joint Mortgage Sole Proprietor (JMSP). The mortgage balance can be reduced by up to 10% without ERC.	FTB | STB	3% of balance repaid during the fixed rate period
House Purchase **(Buy to Renovate)**	3 Year Variable Discount	MDBG00_85	**6.24%**	SVR less 1.00%	7.17%	85%	£995	3 years	Free Valuation.	The 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. Up to 4 stages permitted. Max LTV at purchase is 80% of purchase price, max LTV at completion is 85% of completed value.	FTB | STB	3% of balance repaid in year 1 2% of balance repaid in year 2 1% of balance repaid in year 3
House Purchase **(Buy to Renovate)**	3 Year Fixed Rate	MFBG00_85	**6.44%**	Fixed	7.31%	85%	£995	3 years	Free Valuation.	The mortgage balance can be reduced by up to 10% without ERC. Up to 4 stages permitted. Max LTV at purchase is 80% of purchase price, max LTV at completion is 85% of completed value.	FTB | STB	3% of balance repaid during the fixed rate period
Remortgage (with Fee)	2 Year Fixed Rate	MFGR20_60F (csh)	**5.30%**	Fixed	7.18%	60%	£995	2 years	Free Valuation	The mortgage balance can be reduced by up to 10% without ERC. £500 cashback. Available for Repayment mortgages only.	RMTG	3% of balance repaid during the fixed rate period
Remortgage (with Fee)	2 Year Fixed Rate	MFGR20_75F (csh)	**5.30%**	Fixed	7.18%	75%	£995	2 years	Free Valuation	The mortgage balance can be reduced by up to 10% without ERC. £500 cashback. Available for Repayment mortgages only.	RMTG	3% of balance repaid during the fixed rate period
Remortgage (with Fee)	2 Year Fixed Rate	MFGR26_85F (csh)	**5.40%**	Fixed	7.20%	85%	£995	2 years	Free Valuation	The mortgage balance can be reduced by up to 10% without ERC. £500 cashback. Available for Repayment mortgages only.	RMTG	3% of balance repaid during the fixed rate period
Remortgage	2 Year Fixed Rate	MFGR28_60 (csh)	**5.60%**	Fixed	7.17%	60%	£0	2 years	Free Valuation	The mortgage balance can be reduced by up to 10% without ERC. £500 cashback. Available for Repayment mortgages only.	RMTG	3% of balance repaid during the fixed rate period
Remortgage	2 Year Fixed Rate	MFGR28_75 (csh)	**5.60%**	Fixed	7.17%	75%	£0	2 years	Free Valuation	The mortgage balance can be reduced by up to 10% without ERC. £500 cashback. Available for Repayment mortgages only.	RMTG	3% of balance repaid during the fixed rate period
Remortgage	2 Year Fixed Rate	MFGR29_85 (csh)	**5.70%**	Fixed	7.19%	85%	£0	2 years	Free Valuation	The mortgage balance can be reduced by up to 10% without ERC. £500 cashback. Available for Repayment mortgages only.	RMTG	3% of balance repaid during the fixed rate period
Remortgage	2 Year Fixed Rate (Affordability Booster)	MFGR30_75AB (csh)	**5.78%**	Fixed	7.20%	75%	£0	2 years	Free Valuation	Joint Mortgage Sole Proprietor (JMSP). The mortgage balance can be reduced by up to 10% without ERC. £500 cashback. Available for Repayment mortgages only.	RMTG	3% of balance repaid during the fixed rate period
Remortgage	2 Year Fixed Rate (Affordability Booster)	MFGR31_85AB (csh)	**5.94%**	Fixed	7.23%	85%	£0	2 years	Free Valuation	Joint Mortgage Sole Proprietor (JMSP). The mortgage balance can be reduced by up to 10% without ERC. £500 cashback. Available for Repayment mortgages only.	RMTG	3% of balance repaid during the fixed rate period
Remortgage **(Renovation Remortgage)**	3 Year Variable Discount	MDER00_85	**6.24%**	SVR less 1.00%	6.75%	85%	£0	3 years	Free Valuation	The 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 80% while work in progress. Available for Repayment only.	RMTG	3% of balance repaid in year 1 2% of balance repaid in year 2 1% of balance repaid in year 3

Remortgage **(Renovation Remortgage)**	3 Year Fixed Rate	MFRG00_85	**6.44%**	Fixed	7.24%	85%	£0	3 years	Free Valuation	The mortgage balance can be reduced by up to 10% without ERC. £250 cashback. Up to 3 stages permitted. Can advance up to 80% while work in progress. Available for Repayment only.	RMTG	3% of balance repaid during the fixed rate period

Product Notes

The above terms apply to all applications for property in SE of England (Postcode restricted) which meet the Society's current lending criteria, received from: **2 November 2026**

Products exclusively available to Appointed Representatives of Openwork network. Openwork representatives can register at www.progressiveforintermediaries.com. Dedicated BDM - gian@theprogressive.com

The Standard Variable Rate (SVR); 7.24% from 1st February 2026.

Minimum advance £200,000 - Maximum advance £2,000,000 Max LTV 85% (including New Build properties).

Max Advance on loans 0.01% to 80% LTV: £2m / Max Advance on loans 80.01% to 85% LTV: £800k

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**

The Society only lends on properties in Northern Ireland and Southeast of England (postcodes only as stated). The Society does not lend on Flats/Apartments/Maisonettes in England.

Postcodes accepted - only properties in the following postcode areas are accepted: AL, BH, BN, BR, CB, CM, CO, CR, CT, DA, EN, GU, HA, HP, KT, LU, ME, MK, OX, PO (excluding Isle of Wight), RG, RH, RM, SG, SL, SM, SN, SO, SP, SS, TN, TW, UB, WD

Valuation Fee: Free Valuation products - one free standard valuation per applicant(s) / Should a second valuation be required refer to valuation fee scale below:

Valuation Fee Scale; **£0.00 - £300,000: Fee £245 £300,001 - £500,000: Fee £395 £500,001- £750,000: Fee £495 £750,001 - £1,000,000: £595 £1,000,001 - £2,000,000: £995 £2,000,001 + = by negotiation**

Interest only mortgage is available (maximum LTV 75%), provided a credible repayment strategy is in place to replace the mortgage balance in full. See below for additional details

Endowment policy, allowing 100% of middle growth outcome, Stocks & Shares ISA (loan x 120%/term of loan years), Pension max 25% of projected total fund, Sale of second home with 100% equity for loans below 10 years or 75% equity for loans greater than 10 years.

Remortgage - Cashback (£500) will be issued to bank account one month after completion

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

Affordability Booster - Maximum of 4 applicants across a minimum of 2 households (including the main applicant), must be the applicants's main residence.

Affordability Booster - Property must not be occupied by the person assisting with the affordability. The main applicant cannot already own a property, if they do, this must be sold before completion.

Affordability Booster - Benefits cannot be accepted as a means to support the loan (excluding child benefit.)

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 80% 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.

Buy to Renovate - Minimum purchase price must be £125,000. Maximum LTV at purchase is 80% of purchase price. Maximum LTV at completion is 85% of completed value.

Buy to Renovate - Up to 4 stages permitted, including the initial stage. A full schedule of works, along with detailed costings must be provided at application stage.

Buy to Renovate - Depending on extent/cost of works, proof of additional resources to support the renovation may be required. Maximum loan amount may vary based on the condition of the proprty and extent of the proposed works.

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.

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

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