



Self build mortgage product switch rate guide.

Available for existing self build borrowers who have completed their build and obtained an Energy Performance Certificate with a rating of A or B.

Self Build borrowers will only be eligible for this product range once, on completion of their build. When this product matures, only the standard residential retention range will be available for them to switch to. This rate guide does not constitute a personalised mortgage information sheet and we may withdraw these deals at any time without notice.

Our Standard Variable Rate is currently 8.69%

Rates effective from 21 November 2023

Suffolk

Building Society

Residential

Capital & Interest Repayment

Product Code	Product	Current Initial Rate	Available For	End Date	Standard Variable Rate for the rest of the mortgage, currently	APRC	Switch Fee	Additional Information	Early Repayment Charge
22463	2 Year Fixed Rate	5.24%	Product Switch	2 years from switch date	8.69%	8.4%	£199	Fee free overpayments up to 50% of mortgage balance at date of switch	3% For 2 years from switch date
21259	2 Year Discounted Variable Rate	5.14% (SVR minus 3.55%)	Product Switch	2 years from switch date	8.69%	8.4%	£199	Fee free overpayments up to 50% of mortgage balance at date of switch	1% For 2 years from switch date

Fixed Rate Representative Example

A mortgage of £105,000.00 payable over 35 years initially on a fixed rate for 24 months at 5.24%, then our Standard Variable Rate currently at 8.69%. This would require 24 monthly payments of £547.14 followed by 396 monthly payments of £791.20. The total amount payable would be £326,541.56 made up of the loan amount plus interest (£221,247.56), a product switch fee of £199 and a mortgage exit fee of £95. The overall cost for comparison is 8.4% APRC representative.

Discounted Rate Representative Example

A mortgage of £105,000.00 payable over 35 years initially on our Standard Variable Rate of 8.69% with a discount of 3.55%, giving a current rate payable of 5.14% for 24 months. This will be followed by our Standard Variable Rate currently at 8.69% for the remainder of the mortgage term. This would require 24 monthly payments of £540.36 followed by 396 monthly payments of £790.83. The total amount payable would be £326,232.32 made up of the loan amount plus interest (£220,938.32), a product switch fee of £199 and a mortgage discharge fee of £95. The overall cost for comparison is 8.4% APRC representative.

Residential

Interest Only or Part Repayment / Part Interest Only

Product Code	Product	Current Initial Rate	End Date	Standard Variable Rate for the rest of the mortgage, currently	APRC	Switch Fee	Available For	Additional Information	Early Repayment Charge
22464	2 Year Fixed Rate	5.74%	2 years from switch date	8.69%	8.6%	£199	Product Switch	Fee free overpayments up to 50% of mortgage balance at date of switch	3% For 2 years from switch date
21260	2 Year Discounted Variable Rate	5.54% (SVR minus 3.15%)	2 years from switch date	8.69%	8.5%	£199	Product Switch	Fee free overpayments up to 50% of mortgage balance at date of switch	1% For 2 years from switch date

Fixed Rate Representative Example

A mortgage of £105,000.00 payable over 35 years initially on a fixed rate for 24 months at 5.74%, then our Standard Variable Rate currently at 8.69%. This would require 24 monthly payments of £503.20 followed by 396 monthly payments of £761.82. The total amount payable would be £419,051.52 made up of the loan amount plus interest (£313,757.52), a product switch fee of £199 and a mortgage exit fee of £95. The overall cost for comparison is 8.6% APRC representative.

Discounted Rate Representative Example

A mortgage of £105,000.00 payable over 35 years initially on our Standard Variable Rate of 8.69% with a discount of 3.15%, giving a current rate payable of 5.54% for 24 months. This will be followed by our Standard Variable Rate currently at 8.69% for the remainder of the mortgage term. This would require 24 monthly payments of £485.67 followed by 396 monthly payments of £761.81. The total amount payable would be £418,626.84 made up of the loan amount plus interest (£313,332.84), a product switch fee of £199 and a mortgage discharge fee of £95. The overall cost for comparison is 8.5% APRC representative.

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

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