



Mortgage product switch rate guide.

Available for borrowers currently on our Standard Variable Rate (SVR) or with an existing deal due to expire.

Borrowers on an existing product may be offered different follow-on deals to those listed, depending on when their current deal expires. This rate guide does not constitute a personalised mortgage information sheet and we may withdraw these deals at any time without notice.

Our SVR is currently 7.89%.

Rates effective from 11 June 2025

Suffolk

Building

Society

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Residential

Standard 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
22572	2 Year Fixed Rate	4.85%	Product Switch	2 years from switch date	7.89%	7.7%	£199	Fee free overpayments up to 50% of mortgage balance at date of switch	3% For 2 years from switch date
22540	3 Year Fixed Rate	4.89%	Product Switch	3 years from switch date	7.89%	7.5%	£199	Fee free overpayments up to 50% of mortgage balance at date of switch	3% For 3 years from switch date
22541	5 Year Fixed Rate	4.89%	Product Switch	5 years from switch date	7.89%	7.1%	£199	Fee free overpayments up to 50% of mortgage balance at date of switch	5% For 5 years from switch date
21308	2 Year Discounted Variable Rate	4.70% (SVR minus 3.19%)	Product Switch	2 years from switch date	7.89%	7.7%	£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 £364,500.00 payable over 39 years initially on a fixed rate for 24 months at 4.85%, then our Standard Variable Rate currently at 7.89%. This would require 24 monthly payments of £1,737.47, followed by 444 monthly payments of £2,490.74. The total amount payable would be £1,147,583.16 made up of the loan amount plus interest (£782,789.16), a product switch fee of £199 and a mortgage exit fee of £95. The overall cost for comparison is 7.7% APRC representative.

Discounted Rate Representative Example

A mortgage of £526,000.00 payable over 35 years on our Standard Variable Rate currently at 7.89% with a discount of 3.19%, giving a current rate payable of 4.70% for 24 months. This will be followed by our Standard Variable Rate currently at 7.89% for the remainder of the mortgage term. This would require 24 monthly payments of £2,556.31, followed by 396 payments of £3,651.15. The total amount payable would be £1,507,202.64 made up of the loan amount plus interest (£980,908.64), a product switch fee of £199 and a mortgage exit fee of £95. The overall cost for comparison is 7.7% APRC representative.

Residential

Standard Residential Interest Only or Part Repayment / Part Interest Only

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
22579	2 Year Fixed Rate	4.95%	Product Switch	2 years from switch date	7.89%	7.4%	£199	Fee free overpayments up to 50% of mortgage balance at date of switch	3% For 2 years from switch date
22580	3 Year Fixed Rate	4.95%	Product Switch	3 years from switch date	7.89%	7.0%	£199	Fee free overpayments up to 50% of mortgage balance at date of switch	3% For 3 years from switch date
22581	5 Year Fixed Rate	4.99%	Product Switch	5 years from switch date	7.89%	6.2%	£199	Fee free overpayments up to 50% of mortgage balance at date of switch	5% For 5 years from switch date
21313	2 Year Discounted Variable Rate	4.80% (SVR minus 3.09%)	Product Switch	2 years from switch date	7.89%	7.6%	£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 £100,000.00 payable over 8 years initially on a fixed rate for 24 months at 4.95%. This will be followed by our Standard Variable Rate currently at 7.89% for the remainder of the mortgage term. This would require 24 monthly payments of £415.01, followed by 72 monthly payments of £660.23. The total amount payable would be £157,591.80 made up of the loan amount plus interest (£57,297.80), a product switch fee of £199, and a mortgage exit fee of £95. The overall cost for comparison is 7.4% APRC representative.

Discounted Rate Representative Example

An interest only mortgage of £218,509.00 payable over 16 years on our Standard Variable Rate currently at 7.89% with a discount of 3.09%, giving a current rate payable of 4.80% for 24 months. This will be followed by our Standard Variable Rate currently at 7.89% for the remainder of the mortgage term. This would require 24 monthly payments of £875.52 followed by 168 payments of £1,438.49. The total amount payable would be £481,281.12 made up of the loan amount plus interest (£262,478.12), a product switch fee of £199 and a mortgage exit fee of £95. The overall cost for comparison is 7.6% APRC representative.

Shared Ownership

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
22550	2 Year Fixed Rate	5.45%	Product Switch	2 years from switch date	7.89%	7.8%	£199	Fee free overpayments up to 50% of mortgage balance at date of switch	3% For 2 years from switch date
22551	5 Year Fixed Rate	5.35%	Product Switch	5 years from switch date	7.89%	7.2%	£199	Fee free overpayments up to 50% of mortgage balance at date of switch	5% For 5 years from switch date
21302	2 Year Discounted Variable Rate	5.20% (SVR minus 2.69%)	Product Switch	2 years from switch date	7.89%	7.8%	£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 £164,500.00 payable over 35 years initially on a fixed rate for 24 months at 5.45%, then our Standard Variable Rate currently at 7.89%. This would require 24 monthly payments of £879.58 followed by 396 monthly payments of £1,147.34. The total amount payable would be £475,452.36, made up of the loan amount plus interest (£310,658.36), a product switch fee of £199 and a mortgage exit fee of £95. The overall cost for comparison is 7.8% APRC representative.

Discounted Rate Representative Example

A mortgage of £164,500.00 payable over 35 years initially on our Standard Variable Rate of 7.89% with a discount of 2.69%, giving a current rate payable of 5.20% for 24 months. This will be followed by our Standard Variable Rate currently at 7.89% for the remainder of the mortgage term. This would require 24 monthly payments of £852.83 followed by 396 monthly payments of £1,146.03. The total amount payable would be £474,295.80 made up of the loan amount plus interest (£309,501.80), a product switch fee of £199 and a mortgage discharge fee of £95. The overall cost for comparison is 7.8% APRC representative.

Retirement Interest Only (RIO)

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
22549	5 Year Fixed Rate	5.59%	Product Switch	5 years from switch date	7.89%	6.3%	£199	Fee free overpayments up to 50% of mortgage balance at date of switch	5% For 5 years from switch date
21291	2 Year Discounted Variable Rate	5.09% (SVR minus 2.80%)	Product Switch	2 years from switch date	7.89%	7.7%	£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

An interest only mortgage of £100,000.00 payable over 8 years initially on a fixed rate for 60 months at 5.59%. This will be followed by our Standard Variable Rate currently at 7.89% for the remainder of the mortgage term. This would require 60 monthly payments of £469.64, followed by 36 monthly payments of £661.44. The total amount payable would be £151,989.28 made up of the loan amount plus interest (£51,695.28), a product switch fee of £199, and a mortgage exit fee of £95. The overall cost for comparison is 6.3% APRC representative.

Discounted Rate Representative Example

An interest only mortgage of £218,509.00 payable over 16 years on our Standard Variable Rate currently at 7.89% with a discount of 2.80%, giving a current rate payable of 5.09% for 24 months. This will be followed by our Standard Variable Rate currently at 7.89% for the remainder of the mortgage term. This would require 24 monthly payments of £929.08 followed by 168 payments of £1,439.35. The total amount payable would be £482,616.04 made up of the loan amount plus interest (£263,813.04), a product switch fee of £199 and a mortgage exit fee of £95. The overall cost for comparison is 7.7% APRC representative.

Self Build follow-on products

For self build borrowers who have completed their build and obtained an EPC 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.

Residential Capital and 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
22574	2 Year Fixed Rate	4.60%	Product Switch	2 years from switch date	7.89%	7.1%	£199	Fee free overpayments up to 50% of mortgage balance at date of switch	3% For 2 years from switch date
21311	2 Year Discounted Variable Rate	4.45% (SVR minus 3.44%)	Product Switch	2 years from switch date	7.89%	7.0%	£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 £120,000.00 payable over 11 years initially on a fixed rate for 24 months at 4.60%, then our Standard Variable Rate currently at 7.89%. This would require 24 monthly payments of £1,162.95, followed by 108 monthly payments of £1,331.00. The total amount payable would be £171,657.72 made up of the loan amount plus interest (£51,363.72), a product switch fee of £199 and a mortgage exit fee of £95. The overall cost for comparison is 7.1% APRC representative.

Discounted Rate Representative Example

A mortgage of £120,000.00 payable over 11 years initially on our Standard Variable Rate of 7.89% with a discount of 3.44%, giving a current rate payable of 4.45% for 24 months. This will be followed by our Standard Variable Rate currently at 7.89% for the remainder of the mortgage term. This would require 24 monthly payments of £1,154.14 followed by 108 monthly payments of £1,329.31. The total amount payable would be £171,263.76 made up of the loan amount plus interest (£50,969.76), a product switch fee of £199 and a mortgage discharge fee of £95. The overall cost for comparison is 7.0% APRC representative.

Self Build follow-on products

For self build borrowers who have completed their build and obtained an EPC 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.

Residential Interest Only or Part Interest / Part 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
22582	2 Year Fixed Rate	4.70%	Product Switch	2 years from switch date	7.89%	7.5%	£199	Fee free overpayments up to 50% of mortgage balance at date of switch	3% For 2 years from switch date
21314	2 Year Discounted Variable Rate	4.55% (SVR minus 3.34%)	Product Switch	2 years from switch date	7.89%	7.4%	£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 £120,000.00 payable over 11 years initially on a fixed rate for 24 months at 4.70%, then our Standard Variable Rate currently at 7.89%. This would require 24 monthly payments of £471.93, followed by 108 monthly payments of £791.20. The total amount payable would be £216,870.92 made up of the loan amount plus interest (£96,576.92), a product switch fee of £199 and a mortgage exit fee of £95. The overall cost for comparison is 7.5% APRC representative.

Discounted Rate Representative Example

A mortgage of £120,000.00 payable over 11 years initially on our Standard Variable Rate of 7.89% with a discount of 3.34%, giving a current rate payable of 4.55% for 24 months. This will be followed by our Standard Variable Rate currently at 7.89% for the remainder of the mortgage term. This would require 24 monthly payments of £456.92 followed by 108 monthly payments of £791.20. The total amount payable would be £216,510.44 made up of the loan amount plus interest (£96,216.44), a product switch fee of £199 and a mortgage discharge fee of £95. The overall cost for comparison is 7.4% APRC representative.

Buy to let

Standard

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
22552	2 Year Fixed Rate	5.45%	Product Switch	2 years from switch date	7.89%	7.2%	£199	Fee free overpayments up to 50% of mortgage balance at date of switch	3% For 2 years from switch date
22553	5 Year Fixed Rate	5.29%	Product Switch	5 years from switch date	7.89%	6.1%	£199	Fee free overpayments up to 50% of mortgage balance at date of switch	5% For 5 years from switch date
21303	2 Year Discounted Variable Rate	5.00% (SVR minus 2.89%)	Product Switch	2 years from switch date	7.89%	7.4%	£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 £495,000.00 payable over 8 years initially on a fixed rate for 24 months at 5.45%, then our Standard Variable Rate currently at 7.89%. This would require 24 monthly payments of £2,251.91, followed by 72 monthly payments of £3,258.68. The total amount payable would be £783,670.80 made up of the loan amount plus interest (£288,376.80), a product switch fee of £199 and a mortgage exit fee of £95. The overall cost for comparison is 7.2% APRC representative.

Discounted Rate Representative Example

A mortgage of £495,000.00 payable over 8 years on our Standard Variable Rate currently at 7.89% with a discount of 2.89%, giving a current rate payable of 5.00% for 24 months, then on our Standard Variable Rate currently at 7.89% for the remainder of the mortgage term. This would require 24 monthly payments of £2,066.22, followed by 72 payments of £3,258.66. The total amount payable would be £779,212.80 made up of the loan amount plus interest (£283,918.80), a product switch fee of £199 and a mortgage exit fee of £95. The overall cost for comparison is 7.4% APRC representative.

Holiday let

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
22570	2 Year Fixed Rate	5.45%	Product Switch	2 years from switch date	7.89%	7.8%	£199	Fee free overpayments up to 50% of mortgage balance at date of switch	3% For 2 years from switch date
22562	5 Year Fixed Rate	5.35%	Product Switch	5 years from switch date	7.89%	7.2%	£199	Fee free overpayments up to 50% of mortgage balance at date of switch	5% For 5 years from switch date
21305	2 Year Discounted Variable Rate	5.05% (SVR minus 2.84%)	Product Switch	2 years from switch date	7.89%	7.7%	£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 £302,400.00 payable over 30 years initially on a fixed rate for 24 months at 5.45%, then our Standard Variable Rate currently at 7.89%. This would require 24 monthly payments of £1,375.06, followed by 336 monthly payments of £1,990.39. The total amount payable would be £1,004,172.48 made up of the loan amount plus interest (£701,478.48), a product switch fee of £199 and a mortgage exit fee of £95. The overall cost for comparison is 7.8% APRC representative.

Discounted Rate Representative Example

A mortgage of £700,000.00 payable over 20 years on our Standard Variable Rate currently at 7.89% with a discount of 2.84%, giving a current rate payable of 5.05% for 24 months, then on our Standard Variable Rate currently at 7.89% for the remainder of the mortgage term. This would require 24 monthly payments of £2,947.78, followed by 216 payments of £4,604.90. The total amount payable would be £1,765,402.96 made up of the loan amount plus interest (£1,065,108.96), a product switch fee of £199 and a mortgage exit fee of £95. The overall cost for comparison is 7.7% APRC representative.

Expat Residential

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
22576	2 Year Fixed Rate	5.39%	Product Switch	2 years from switch date	7.89%	7.6%	£199	Fee free overpayments up to 50% of mortgage balance at date of switch	3% For 2 years from switch date
22577	5 Year Fixed Rate	5.35%	Product Switch	5 years from switch date	7.89%	6.9%	£199	Fee free overpayments up to 50% of mortgage balance at date of switch	5% For 5 years from switch date
21301	2 Year Discounted Variable Rate	5.20% (SVR minus 2.69%)	Product Switch	2 years from switch date	7.89%	7.7%	£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 £500,000.00 payable over 20 years initially on a fixed rate for 24 months at 5.39%, then our Standard Variable Rate currently at 7.89%. This would require 24 monthly payments of £3,410.45, followed by 216 monthly payments of £4,088.79. The total amount payable would be £965,027.28 made up of the loan amount plus interest (£464,733.28), a product switch fee of £199 and a mortgage exit fee of £95. The overall cost for comparison is 7.6% APRC representative.

Discounted Rate Representative Example

A mortgage of £247,000.00 payable over 20 years on our Standard Variable Rate currently at 7.89% with a discount of 2.69%, giving a current rate payable of 5.20% for 24 months. This will be followed by our Standard Variable Rate currently at 7.89% for the remainder of the mortgage term. This would require 24 monthly payments of £1,659.48, followed by 216 payments of £2,018.49. The total amount payable would be £475,821.12 made up of the loan amount plus interest (£228,527.12), a product switch fee of £199 and a mortgage exit fee of £95. The overall cost for comparison is 7.7% APRC representative.

Expat Holiday let

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
22558	2 Year Fixed Rate	5.89%	Product Switch	2 years from switch date	7.89%	7.9%	£199	Fee free overpayments up to 50% of mortgage balance at date of switch	3% For 2 years from switch date
22563	5 Year Fixed Rate	5.64%	Product Switch	5 years from switch date	7.89%	7.3%	£199	Fee free overpayments up to 50% of mortgage balance at date of switch	5% For 5 years from switch date
21306	2 Year Discounted Variable Rate	5.35% (SVR minus 2.54%)	Product Switch	2 years from switch date	7.89%	7.8%	£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 £302,400.00 payable over 30 years initially on a fixed rate for 24 months at 5.89%, then our Standard Variable Rate currently at 7.89%. This would require 24 monthly payments of £1,486.02, followed by 336 monthly payments of £1,990.40. The total amount payable would be £1,006,835.52 made up of the loan amount plus interest (£704,141.52), a product switch fee of £199 and a mortgage exit fee of £95. The overall cost for comparison is 7.9% APRC representative.

Discounted Rate Representative Example

A mortgage of £700,000.00 payable over 20 years on our Standard Variable Rate currently at 7.89% with a discount of 2.54%, giving a current rate payable of 5.35% for 24 months, then on our Standard Variable Rate currently at 7.89% for the remainder of the mortgage term. This would require 24 monthly payments of £3,122.83, followed by 216 payments of £4,604.90. The total amount payable would be £1,769,606.32 made up of the loan amount plus interest (£1,069,312.32), a product switch fee of £199 and a mortgage exit fee of £95. The overall cost for comparison is 7.8% APRC representative.

Expat Buy to let

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
22554	2 Year Fixed Rate	5.59%	Product Switch	2 years from switch date	7.89%	7.8%	£199	Fee free overpayments up to 50% of mortgage balance at date of switch	3% For 2 years from switch date
22555	5 Year Fixed Rate	5.49%	Product Switch	5 years from switch date	7.89%	7.3%	£199	Fee free overpayments up to 50% of mortgage balance at date of switch	5% For 5 years from switch date
21310	2 Year Discounted Variable Rate	5.30% (SVR minus 2.59%)	Product Switch	2 years from switch date	7.89%	7.8%	£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 £116,800.00 payable over 25 years initially on a fixed rate for 24 months at 5.59%, then our Standard Variable Rate currently at 7.89%. This would require 24 monthly payments of £545.91, followed by 276 monthly payments of £770.81. The total amount payable would be £342,471.52 made up of the loan amount plus interest (£225,377.52), a product switch fee of £199 and a mortgage exit fee of £95. The overall cost for comparison is 7.8% APRC representative.

Discounted Rate Representative Example

A mortgage of £175,200.00 payable over 26 years on our Standard Variable Rate currently at 7.89% with a discount of 2.59%, giving a current rate payable of 5.30% for 24 months, then on our Standard Variable Rate currently at 7.89% for the remainder of the mortgage term. This would require 24 monthly payments of £775.54, followed by 288 payments of £1,154.13. The total amount payable would be £526,202.16 made up of the loan amount plus interest (£350,708.16), a product switch fee of £199 and a mortgage exit fee of £95. The overall cost for comparison is 7.8% APRC representative.

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

Applicants must be aged 18 or over. Subject to status and valuation. Fees apply. The loan will be secured against your home.

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