

SELF BUILD/STAGE RELEASE MORTGAGES

The Society will consider self-Build mortgages and each application will be considered and treated on its individual merits.

Stage payments are normally granted as follows:

1. 25% wall plate level
2. 25% roofed
3. 25% plastered out
4. 25% completion

However, the above is not cast in stone as we will be able to negotiate alternative stages subject to advice from our Surveyor upon interim inspections. At no point should the LTV exceed 75% and it should be noted the Society does not lend on land alone.

The valuation fee paid at the outset is based upon the end value of the property. Interim and final inspections are charged at £120 inc VAT.

Interest rate is SVR UNTIL PROPERTY IS COMPLETED (currently 4.75%) with Interest Only payments being optional during the build. Upon release of the final stage payment the Society will look to offer a new mortgage product on capital and interest repayment terms. This can be pre-agreed from the current product range or from a choice of available mortgage products at the time of the final release. If a new product is not entered into upon the final stage payment the account will continue on SVR and is subject to an early repayment charge of 2% of the sum repaid if repaid within 12 months following the final stage release.

All new property must be subject to a NHBC or equivalent Certificate issued by a registered builder, or alternatively, the construction has been designed and supervised by a suitably qualified chartered architect or chartered surveyor who has produced written confirmation of carrying Professional Indemnity Insurance of at least the value of the finished property, and will produce the RIBA/RICS standard New Build Professional Consultants Certificate on completion of construction.

The Society requires that all new builds are subject to an appropriate insurance/certification scheme covering a minimum of 10 years. These include:

- NHBC Buldmark
- Premier Guarantee

- LABC New Home Warranty
- BLP (Building Life Plans)
- Build-Zone
- Castle 10 / Checkmate
- Zurich New Build (Zurich withdrew from the market 30 Sept 09)
- Build Assure
- CRL
- Global Home Warranties
- International Construction Warranties (ICW)
- Advantage HCI
- Aedis
- Protek
- Q Assure

Professional Consultants Certificates (PCCs) issued by certain professional consultants may be accepted subject to it being in standard Council of Mortgage Lenders (CML) format, where the property has been built/converted within the last 10 years.

In relation to non-standard methods of construction the Society has NOT yet approved and schemes such as the Buildoffsite Property Assurance Scheme (BOPAS).

Applications must be submitted together with:

- Valuation Fee (based upon end value)
- Arrangement fee 1.00% of the total loan or 25% of the arrangement fee (non-refundable) the remaining 75% being debited upon completion
- Plans
- Planning Permission
- Builders estimates
- Usual personal documentation for mortgage assessment e.g. 3 Years accounts if self-employed, P60's, payslips, 3 months bank statements (business and personal) and mortgage statements
- I.D. (passports or driving licence)
- Evidence of savings to start project

For further enquires please contact the mortgage team on 01482 881510