

Existing Mortgage Customers – Residential

As an existing mortgage customer we will offer you better deals than those offered to new mortgage customers when your current deal ends. Also, if you need to borrow more you can do so on the products shown below.

Why Metro Bank for mortgages

- Customers taking a further advance on their existing property or switching to a new deal can choose from our best rates with lower fees.
- Customers can switch to a new deal up to 3 months prior to the end of their current deal without any Early Repayment Charges.
- Personal service – one single point of contact throughout the mortgage process.
- Individual case underwriting so we can take account of a customer's personal circumstances.

Mortgages up to £2 Million - Total Aggregated Borrowing							
Product Code	Maximum Loan to Value*	Maximum Loan size	Initial interest Rate	Product Fee	Follow on Rate (Standard Variable Rate)	Overall cost for comparison APRC**	Annual Overpayment Allowed
2 Year Fixed Rates							
RX1615	80%	£1.5m	1.94%	£0	4.00%	3.6% APRC	20% of initial amount borrowed
RX1616	85%	£1m	2.04%			3.7% APRC	
RX1483	90%	£500,000	2.29%			3.7% APRC	
3 Year Fixed Rates							
RX1617	80%	£1.5m	1.94%	£0	4.00%	3.5% APRC	20% of initial amount borrowed
RX1618	85%	£1m	2.04%			3.5% APRC	
RX1486	90%	£500,000	2.29%			3.6% APRC	
5 Year Fixed Rates							
RX1882	60%	£2m	1.74%	£0	4.00%	3.1% APRC	20% of initial amount borrowed
RX1754	65%		1.84%			3.1% APRC	
RX1884	75%		1.89%			3.1% APRC	
RX1885	80%	£1.5m	1.99%			3.2% APRC	
RX1886	85%	£1m	2.14%			3.2% APRC	
RX1887	90%	£500,000	2.49%			3.4% APRC	
2 Year Tracker Rates							
RX1493	75%	£2m	2.09% (Base Rate ³ + 1.59%)	£0	4.00%	3.7% APRC	20% of initial amount borrowed
	80%	£1.5m					
	85%	£1m					
5 Year Tracker Rates, Reduced Early Repayment Charge period, see table							
RX1494	75%	£2m	2.09% (Base Rate ³ + 1.59%)	£0	4.00%	3.2% APRC	20% of initial amount borrowed
	80%	£1.5m					
	85%	£1m					

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

Details correct as at 9 January 2018. Rates may be changed without notice.

OPEN 7 DAYS

Monday - Friday: 8am - 8pm • Saturday: 8am - 6pm • Sunday: 11am - 5pm
Local Call Centre: 0345 08 08 500 • metrobankonline.co.uk • [MetroBank_Help](https://twitter.com/MetroBank_Help)

Existing Mortgage Customers - Residential (continued)

Mortgages between £2 Million and £10 Million - Total Aggregated Borrowing

Product Code	Maximum Loan to Value*	Maximum Loan size	Initial interest Rate	Product Fee	Follow on Rate (Standard Variable Rate)	Overall cost for comparison APRC**	Annual Overpayment Allowed
2 Year Fixed Rates							
RX1625	50%	£10m	1.99%	£999	4.00%	3.7% APRC	20% of initial amount borrowed
RX1620	60%	£5m	1.89%			3.6% APRC	
	65%	£3m					
	70%	£2.5m					
3 Year Fixed Rates							
RX1626	50%	£10m	1.99%	£999	4.00%	3.5% APRC	20% of initial amount borrowed
RX1621	60%	£5m	1.89%			3.4% APRC	
	65%	£3m					
	70%	£2.5m					
5 Year Fixed Rates							
RX1811	50%	£10m	2.24%	£999	4.00%	3.2% APRC	20% of initial amount borrowed
RX1812	60%	£5m	2.14%				
	65%	£3m					
	70%	£2.5m					
2 Year Tracker Rates							
RX1628	50%	£10m	2.19% (Base Rate [§] + 1.69%)	£999	4.00%	3.7% APRC	20% of initial amount borrowed
RX1623	60%	£5m	2.09% (Base Rate [§] + 1.59%)				
	65%	£3m					
	70%	£2.5m					
5 Year Tracker Rates							
RX1629	50%	£10m	2.19% (Base Rate [§] + 1.69%)	£999	4.00%	3.2% APRC	20% of initial amount borrowed
RX1624	60%	£5m	2.09% (Base Rate [§] + 1.59%)				
	65%	£3m					
	70%	£2.5m					

Loan to Value Limits

Maximum 90% - Up to £500,000 loan amount	
Maximum 85% - Up to £1,000,000 loan amount	Maximum 80% - Up to £1,500,000 loan amount
Maximum 75% - Up to £2,000,000 loan amount	Maximum 70% - Up to £2,500,000 loan amount
Maximum 65% - Up to £3,000,000 loan amount	Maximum 60% - Up to £10,000,000 loan amount
Maximum 50% - Over £10,000,000 loan amount	

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Some charges to be aware of

- Standard valuation fee per property (see table below)
- Other fees may apply after you take out your mortgage (please see our Tariff of Charges for more details)

Value up to	Fee for Standard Valuation	Value up to	Fee for Standard Valuation
£200,000	£200	£1,000,000	£700
£250,000	£270	£1,250,000	£950
£300,000	£300	£1,500,000	£1,100
£350,000	£350	£1,750,000	£1,250
£400,000	£350	£2,000,000	£1,500
£450,000	£400	£3,000,000	£1,750
£500,000	£400	£4,000,000	£2,250
£600,000	£500	£5,000,000	£2,750
£700,000	£600	Over £5,000,000	By negotiation
£750,000	£600		

The standard valuation is for Metro Bank's use only

Early repayment charges (1% for each year of initial rate remaining)

You can pay back the capital part of your loan by making "overpayments". These are amounts in excess of your monthly mortgage payment. An early repayment charge may apply if you make overpayments whilst you are paying the initial rate on your mortgage. Where this does apply, an early repayment charge is payable if the total overpayments in any one year exceed 20% of the amount which you borrowed. The early repayment charge is a percentage of the repaid amount, calculated as follows:

Product	Year(s) after anniversary of drawdown				
	0 - 1	1 - 2	2 - 3	3 - 4	4 - 5
2-yr fixed rate	2%	1%			
3-yr fixed rate	3%	2%	1%		
5-yr fixed rate	5%	4%	3%	2%	1%
2-yr tracker rate	2%	1%			
5-yr tracker rate	3%	2%	1%		
5-yr tracker rate - loans £2m to £10m	5%	4%	3%	2%	1%

[§]Bank of England Base Rate, currently 0.50%.

**"Loan to value" is the amount you want to borrow described as a percentage of the total value of the property.

**The APRC is calculated using the following scenario: property value of £600,000, a further advance of £25,000 and a product switch is applied to an existing mortgage balance of £286,500. The mortgage has a 20 year term and is repayable on a capital and interest only basis. Fee total of £550 are not part of the loan amount. For mortgages over £2m to £5m the APRC is calculated using the following scenario: property value of £3,500,000; a further advance of £100,000 and a product switch is applied to an existing mortgage balance of £2,400,000. The mortgage has a 20 year term and is repayable on a capital and interest basis. Fees total of £2,799 are not part of the loan amount.

For mortgages over £5m to £10m the APRC is calculated using the following scenario: property value of £12,000,000; a further advance of £100,000 and a product switch is applied to an existing mortgage balance of £5,000,000. The mortgage has a 20 year term and is repayable on a capital and interest basis. Fees total of £6,249 are not part of the loan amount.

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