

## Residential Mortgage Range

### Why Metro Bank for mortgages

- Personal service – one single point of contact through your mortgage process.
- Individual case underwriting so we can take account of a Customer's personal circumstances.
- A choice of two fee assisted re-mortgage options – up to a maximum property value of £2 million.
- Interest only available up to 75% loan to value with a credible and provable repayment strategy in place from the outset.
- Any type of Contract Workers accepted.
- Unencumbered properties accepted

#### Available for house purchase and re-mortgage

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
<b>2 Year Fixed Rates</b>							
R1674	80%	£1.5m	1.94%	£999	4.00%	3.7% APRC	20% of initial amount borrowed
R1675	85%	£1m	2.04%			3.8% APRC	
R1397	90%	£500,000	2.29%			3.8% APRC	
<b>3 Year Fixed Rates</b>							
R1676	80%	£1.5m	1.94%	£999	4.00%	3.6% APRC	20% of initial amount borrowed
R1677	85%	£1m	2.04%			3.6% APRC	
R1412	90%	£500,000	2.29%			3.7% APRC	
<b>5 Year Fixed Rates</b>							
R1846 Limited Edition	60%	£2m	1.74%	£999	4.00%	3.2% APRC	20% of initial amount borrowed
R1748	65%		1.84%			3.3% APRC	
R1848	75%		1.89%			3.3% APRC	
R1849	80%	£1.5m	1.99%			3.3% APRC	
R1850	85%	£1m	2.14%			3.4% APRC	
R1851	90%	£500,000	2.49%			3.5% APRC	
<b>2 Year Tracker Rates</b>							
R1447	75%	£2m	2.09% (Base Rate <sup>5</sup> + 1.59%)	£999	4.00%	3.8% APRC	20% of initial amount borrowed
	80%	£1.5m					
	85%	£1m					
<b>5 Year Tracker Rates, reduced Early Repayment Charge period, see table</b>							
R1452	75%	£2m	2.09% (Base Rate <sup>5</sup> + 1.59%)	£999	4.00%	3.3% 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.

## Residential Mortgage Range (continued)

Available for re-mortgage only, maximum property value of £2m

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	Features
<b>2 Year Fixed Rates</b>								
R1679	80%	£1.5m	2.04%	£999	4.00%	3.7% APRC <sup>1</sup>	20% of initial amount borrowed	Legal Assist and no valuation fee
R1680			3.7% APRC <sup>2</sup>	£250 Cashback and no valuation fee				
R1681			2.19% Minimum loan size £100,000	Nil		3.7% APRC <sup>3</sup>		Legal Assist and no valuation fee
R1682						3.8% APRC <sup>4</sup>		£250 Cashback and no valuation fee
R1683	85%	£1m	2.14%	£999		3.8% APRC <sup>1</sup>		Legal Assist and no valuation fee
R1684			3.7% APRC <sup>2</sup>	£250 Cashback and no valuation fee				
R1685			2.29% Minimum loan size £100,000	Nil		3.8% APRC <sup>3</sup>		Legal Assist and no valuation fee
R1686						3.8% APRC <sup>4</sup>		£250 Cashback and no valuation fee
R1398	90%	£500,000	2.39%	£999		3.8% APRC <sup>1</sup>		Legal Assist and no valuation fee
R1399			3.8% APRC <sup>2</sup>	£250 Cashback and no valuation fee				
R1400			2.54% Minimum loan size £100,000	Nil		3.8% APRC <sup>3</sup>		Legal Assist and no valuation fee
R1401						3.8% APRC <sup>4</sup>		£250 Cashback and no valuation fee
<b>3 Year Fixed Rates</b>								
R1687	80%	£1.5m	2.04%	£999	4.00%	3.6% APRC <sup>1</sup>	20% of initial amount borrowed	Legal Assist and no valuation fee
R1688			3.6% APRC <sup>2</sup>	£250 Cashback and no valuation fee				
R1689			2.19% Minimum loan size £100,000	Nil		3.6% APRC <sup>3</sup>		Legal Assist and no valuation fee
R1690						3.6% APRC <sup>4</sup>		£250 Cashback and no valuation fee
R1691	85%	£1m	2.14%	£999		3.6% APRC <sup>1</sup>		Legal Assist and no valuation fee
R1692			3.6% APRC <sup>2</sup>	£250 Cashback and no valuation fee				
R1693			2.29% Minimum loan size £100,000	Nil		3.6% APRC <sup>3</sup>		Legal Assist and no valuation fee
R1694						3.6% APRC <sup>4</sup>		£250 Cashback and no valuation fee
R1413	90%	£500,000	2.39%	£999		3.7% APRC <sup>1</sup>		Legal Assist and no valuation fee
R1414			3.7% APRC <sup>2</sup>	£250 Cashback and no valuation fee				
R1415			2.54% Minimum loan size £100,000	Nil		3.7% APRC <sup>3</sup>		Legal Assist and no valuation fee
R1416						3.7% APRC <sup>4</sup>		£250 Cashback and no valuation fee

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## Residential Mortgage Range (continued)

Available for re-mortgage only, maximum property value of £2m (continued)

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	Features
<b>5 Year Fixed Rates</b>								
Limited Edition	R1852	60%	£1.2m	1.79%	£999	4.00%	20% of initial amount borrowed	Legal Assist and no valuation fee
	R1853			3.2% APRC <sup>2</sup>				£250 Cashback and no valuation fee
	R1854			3.3% APRC <sup>3</sup>				Legal Assist and no valuation fee
	R1855			3.3% APRC <sup>4</sup>				£250 Cashback and no valuation fee
R1760	65%	£1.4m	1.89%	£999	4.00%	20% of initial amount borrowed	Legal Assist and no valuation fee	
R1761			3.3% APRC <sup>2</sup>				£250 Cashback and no valuation fee	
R1762			3.3% APRC <sup>3</sup>				Legal Assist and no valuation fee	
R1763			3.3% APRC <sup>4</sup>				£250 Cashback and no valuation fee	
R1860	75%	£1.5m	1.94%	£999	4.00%	20% of initial amount borrowed	Legal Assist and no valuation fee	
R1861			3.3% APRC <sup>2</sup>				£250 Cashback and no valuation fee	
R1862			3.4% APRC <sup>3</sup>				Legal Assist and no valuation fee	
R1863			3.4% APRC <sup>4</sup>				£250 Cashback and no valuation fee	
R1864	80%	£1.5m	2.04%	£999	4.00%	20% of initial amount borrowed	Legal Assist and no valuation fee	
R1865			3.3% APRC <sup>2</sup>				£250 Cashback and no valuation fee	
R1866			3.4% APRC <sup>3</sup>				Legal Assist and no valuation fee	
R1867			3.4% APRC <sup>4</sup>				£250 Cashback and no valuation fee	
R1868	85%	£1m	2.19%	£999	4.00%	20% of initial amount borrowed	Legal Assist and no valuation fee	
R1869			3.4% APRC <sup>2</sup>				£250 Cashback and no valuation fee	
R1870			3.4% APRC <sup>3</sup>				Legal Assist and no valuation fee	
R1871			3.4% APRC <sup>4</sup>				£250 Cashback and no valuation fee	
R1872	90%	£500,000	2.54%	£999	4.00%	20% of initial amount borrowed	Legal Assist and no valuation fee	
R1873			3.5% APRC <sup>2</sup>				£250 Cashback and no valuation fee	
R1874			3.6% APRC <sup>3</sup>				Legal Assist and no valuation fee	
R1875			3.6% APRC <sup>4</sup>				£250 Cashback and no valuation fee	

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## Residential Mortgage Range (continued)

Available for re-mortgage only, maximum property value of £2m (continued)

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	Features	
<b>2 Year Tracker Rates</b>									
R1448	80%	£1.5m	2.19% (Base Rate <sup>5</sup> + 1.69%)	£999	4.00%	3.8% APRC	20% of initial amount borrowed	Legal Assist and no valuation fee	
	85%	£1m							
R1449	80%	£1.5m	2.34% (Base Rate <sup>5</sup> + 1.84%) Minimum loan size £100,000	Nil		3.7% APRC		3.8% APRC	£250 Cashback and no valuation fee
	85%	£1m							
R1450	80%	£1.5m	2.34% (Base Rate <sup>5</sup> + 1.84%) Minimum loan size £100,000	Nil	3.8% APRC	3.8% APRC	Legal Assist and no valuation fee		
	85%	£1m							
R1451	80%	£1.5m	2.34% (Base Rate <sup>5</sup> + 1.84%) Minimum loan size £100,000	Nil	3.8% APRC	3.8% APRC	£250 Cashback and no valuation fee		
	85%	£1m							
<b>5 Year Tracker Rates, reduced Early Repayment Charge period, see table</b>									
R1453	80%	£1.5m	2.19% (Base Rate <sup>5</sup> + 1.69%)	£999	4.00%	3.4% APRC	20% of initial amount borrowed	Legal Assist and no valuation fee	
	85%	£1m							
R1454	80%	£1.5m	2.34% (Base Rate <sup>5</sup> + 1.84%) Minimum loan size £100,000	Nil		3.3% APRC		3.4% APRC	£250 Cashback and no valuation fee
	85%	£1m							
R1455	80%	£1.5m	2.34% (Base Rate <sup>5</sup> + 1.84%) Minimum loan size £100,000	Nil	3.4% APRC	3.4% APRC	Legal Assist and no valuation fee		
	85%	£1m							
R1456	80%	£1.5m	2.34% (Base Rate <sup>5</sup> + 1.84%) Minimum loan size £100,000	Nil	3.4% APRC	3.4% APRC	£250 Cashback and no valuation fee		
	85%	£1m							

### Our re-mortgage offers

All of the mortgages featured are available for re-mortgages. Additionally we offer two specific fee assisted options. Moving your mortgage to Metro Bank will result in legal and valuation costs. Metro Bank will pay these costs as outlined below:

#### Legal Assist

We will appoint a solicitor from our panel to act on behalf of Metro Bank so, if you decide not to use the solicitor we choose or take independent legal advice, this will not be covered under our free legal fees scheme. There are some items we do not pay for, these include, but are not limited to: mining and unusual search fees, change of name on title, transfer of equity and first registration of title. The legal assist is available up to a maximum property value of £2 million.

#### Cashback

If you choose a product that offers a cashback we will not pay any of your legal costs, instead you may wish to use the cashback towards them, we will pay you the cashback after your mortgage completes. Our cashback products are available up to a maximum property value of £2 million.

#### Valuation

We will carry out a standard valuation for our purposes up to a maximum property value of £2 million.

#### Unencumbered Properties

Our re-mortgage offers are available for unencumbered properties with a minimum loan size of £150,000, maximum property value of £2 million.

**Fixed rate loans and tracker rate loans over £5m by arrangement**

## Residential Mortgage Range (continued)

### Larger Loan Range

- Loans up to £10 million can be tailored to meet individual needs
- No funds under management are required
- The ability to discuss potential new applications either face to face or by phone with a specialist in large loans
- A personal service which makes our application process seamless and stress free
- Both tracker and fixed rates products available

Mortgages between £2m and £10m								
Product Code	Product	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
<b>Fixed rates</b>								
R1699	2 year fixed rate	50%	£10m	1.99%	£1,999	4.00%	3.7% APRC	20% of initial amount borrowed
R1700		60%	£5m	1.89%				
		65%	£3m					
		70%	£2.5m					
R1701	3 year fixed rate	50%	£10m	1.99%	£1,999	4.00%	3.6% APRC	20% of initial amount borrowed
R1702		60%	£5m	1.89%				
		65%	£3m					
		70%	£2.5m					
R1809	5 year fixed rate	50%	£10m	2.24%	£1,999	4.00%	3.4% APRC	20% of initial amount borrowed
R1810		60%	£5m	2.14%				
		65%	£3m					
		70%	£2.5m					
<b>Tracker rates</b>								
R1705	2 year tracker rate	50%	£10m	2.19% (Base Rate <sup>9</sup> + 1.69%)	£1,999	4.00%	3.8% APRC	20% of initial amount borrowed
R1706		60%	£5m	2.09% (Base Rate <sup>9</sup> + 1.59%)				
		65%	£3m					
		70%	£2.5m					
R1707	5 year tracker rate	50%	£10m	2.19% (Base Rate <sup>9</sup> + 1.69%)	£1,999	4.00%	3.3% APRC	20% of initial amount borrowed
R1708		60%	£5m	2.09% (Base Rate <sup>9</sup> + 1.59%)				
		65%	£3m					
		70%	£2.5m					

## Residential Mortgage Range (continued)

## Professional Mortgage Range

- This product is for fully qualified, registered and practicing Solicitors, Barristers, Medical Doctors, Accountants and Actuaries who want to buy their first home or move property to upsize
- We can offer enhanced income multiples (normally we offer 4.5 times the customer's income but for the professional mortgage we can offer 5.5 times their income - subject to affordability)
- The customer must be over 21 years of age
- Applicants must have qualified in the last ten years and be registered with the appropriate UK professional body. They must also work in the field related to their profession
- We will consider professional applications for up to two applicants only, at least one applicant must meet our professional criteria. Applications may be considered where a 'non-professional' has the highest income and subject to full case review

### Registered bodies

We can only accept applications for the Professional Mortgage if the customer is registered with the following:

Barristers	Actuaries
- The Bar Council	- The Institute and Faculty of Actuaries (IFoA)
Accountants	Solicitors
- Institute of Chartered Accountants England & Wales	- Law Society of Scotland
- Institute of Chartered Accountants Scotland	- Law Society of England & Wales
- Chartered Institute of Management Accountants	- Law Society of Northern Ireland
- Association of Chartered Certified Accountants	Medical Doctors
- Chartered Institute of Public Finance and Accountancy	- General Medical Council

Note: Professionals employed in a role without their qualification as their job title will be considered on an individual basis. E.g. a fully qualified accountant working as a senior finance manager would be considered for a Professional Mortgage.

Being self-employed is no barrier to having an application accepted - in fact, many self-employed professionals find the flexibility of this mortgage ideally suited to their needs.

Available for house purchase only

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
<b>5 Year Fixed Rates</b>							
<b>RP1876</b> Limited Edition	60%	£2m	1.74%	£999	4.00%	3.2% APRC	20% of initial amount borrowed
<b>RP1751</b>	65%		1.84%			3.3% APRC	
<b>RP1878</b>	75%		1.89%			3.3% APRC	
<b>RP1879</b>	80%	£1.5m	1.99%			3.3% APRC	
<b>RP1880</b>	85%	£1m	2.14%			3.4% APRC	
<b>RP1881</b>	90%	£500,000	2.49%			3.5% APRC	

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## Residential Mortgage Range (continued)

### Some charges to be aware of

- Conveyancer's fees
- Standard valuation fee and Homebuyers survey fee per property (see table below)
- The Homebuyer survey includes a standard valuation report
- 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	Fee for Homebuyers Survey
£200,000	£200	£400
£250,000	£270	£475
£300,000	£300	£550
£350,000	£350	£625
£400,000	£350	£700
£450,000	£400	£750
£500,000	£400	£800
£600,000	£500	£950
£700,000	£600	£1,075
£750,000	£600	£1,200

Value up to	Fee for Standard Valuation	Fee for Homebuyers Survey
£1,000,000	£700	£1,500
£1,250,000	£950	£1,750
£1,500,000	£1,100	£2,000
£1,750,000	£1,250	£2,500
£2,000,000	£1,500	£3,000
£3,000,000	£1,750	£3,500
£4,000,000	£2,250	£4,000
£5,000,000	£2,750	£5,000
Over £5,000,000	By negotiation	

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%

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## Residential Mortgage Range (continued)

### Our Loan to Value limits explained:

The amount of your deposit (or equity available in the property) will determine the maximum loan amount.

For example, if your deposit / equity is 10% then at 90% loan to value the maximum loan amount is £500,000.

Up to 90% loan to value the maximum loan amount is £500,000	
Up to 85% loan to value the maximum loan amount is £1,000,000	Up to 80% loan to value the maximum loan amount is £1,500,000
Up to 75% loan to value the maximum loan amount is £2,000,000	Up to 70% loan to value the maximum loan amount is £2,500,000
Up to 65% loan to value the maximum loan amount is £3,000,000	Up to 60% loan to value the maximum loan amount is £10,000,000
Up to 50% loan to value the maximum loan amount can be over £10,000,000	

### Fixed rate loans and tracker rate loans over £10m by arrangement

<sup>9</sup>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. For example, if the property is valued at £100,000 and you wish to borrow £75,000, the loan to value is 75%.

\*\*The APRC is calculated using the following scenario: Purchase property value of £600,000; loan size of £440,000. The mortgage has a 25 year term and is repayable on a capital and interest basis. Fees total of £1,749 are not part of loan amount. For mortgages between £2m and £5m the APRC is calculated using the following scenario: property value of £3,000,000; loan size of £2,000,000. The mortgage has a 25 year term and is repayable on a capital and interest basis. Fees total of £4,249 are not part of loan amount.

For mortgages between £5-£10m the APRC is calculated using the following scenario: property value of £10,000,000; loan size of £7,000,000. The mortgage has a 25 year term and is repayable on a capital and interest basis. Fees total of £6,249 are not part of loan amount.

<sup>1</sup>The APRC is calculated using the following scenario: Purchase property value of £600,000; loan size of £350,000. The mortgage has a 25 year term and is repayable on a capital and interest basis. Fees total of £1,084 are not part of loan amount.

<sup>2</sup>The APRC is calculated using the following scenario: Purchase property value of £600,000; loan size of £350,000. The mortgage has a 25 year term and is repayable on a capital and interest basis. Fees total of £1,249 are not part of loan amount.

<sup>3</sup>The APRC is calculated using the following scenario: Purchase property value of £600,000; loan size of £350,000. The mortgage has a 25 year term and is repayable on a capital and interest basis. Fees total of £85 are not part of loan amount.

<sup>4</sup>The APRC is calculated using the following scenario: Purchase property value of £600,000; loan size of £350,000. The mortgage has a 25 year term and is repayable on a capital and interest basis. Fees total of £250 are not part of loan amount.

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