

Older Borrower Mortgages

Correct as of 23 February 2018

FOR INTERMEDIARY PROFESSIONALS ONLY



marsden
BUILDING SOCIETY

for intermediaries

Older Borrowers



Available to borrowers over the age of 55 who are looking to borrow money and are both in or approaching retirement. Our Older Borrower range offers a conventional mortgage option for your clients, where a **lifetime mortgage** may not be the most appropriate for their needs.

- Age 55+
 - Income: Based on pension income, earned income (refer if taken over age 75), property and investments.
 - Minimum income: £17,500 per application (joint or single).
 - Products support minimum property valuations from £150,000
- Downsizing is an acceptable repayment vehicle
 - 5% annual overpayments
 - Interest only to 60% LTV
 - Repayment to 60% LTV
 - Minimum loan size £30,000
 - Maximum loan £250,000

Client looking to borrow up to £250,000 (can include arrangement fee up to LTV)

LTV	Purchase	Remortgage	Additional Borrowing	Rate Type & Term	Rate	Repayment Type		Term end date	Booking Fee	Arrangement Fee	Legal assist*	Product Code
						I/O	Rep					
50%	✓	✓		2 Year Discount	2.39%	✓	✓	31.05.20	£0	£998	✓	DSR771
	✓	✓		3 Year Discount	2.59%	✓	✓	31.05.21	£0	£998	✓	DSR773
	✓	✓		2 Year Fixed	2.79%	✓	✓	31.05.20	£0	£998	✓	FXR504
	✓	✓		3 Year Fixed	2.99%	✓	✓	31.05.21	£0	£998	✓	FXR506
60%	✓	✓		2 Year Discount	2.59%	✓	✓	31.05.20	£0	£998	✓	DSR772
	✓	✓		3 Year Discount	2.79%	✓	✓	31.05.21	£0	£998	✓	DSR774
	✓	✓		2 Year Fixed	2.99%	✓	✓	31.05.20	£0	£998	✓	FXR505
	✓	✓		3 Year Fixed	3.19%	✓	✓	31.05.21	£0	£998	✓	FXR507

Rates valid from 23 February 2018

For more details on ERCs and product features, see table on page 4

***Please note** Legal assist only available for remortgage cases and does not apply to additional borrowing and purchase cases
All products revert to Standard variable rate (SVR) after product end date. Our current SVR is 5.95%

Procurement Fee	0.6%
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Case outside of criteria?
We will always take a look

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- Age 55+
 - Income: Based on pension income, earned income (refer if taken over age 75), property and investments.
 - Minimum income: £17,500 per application (joint or single).
 - Products support minimum property valuations from £150,000
- Downsizing is an acceptable repayment vehicle
 - 5% annual overpayments
 - Interest only to 60% LTV
 - Repayment to 60% LTV
 - Minimum loan size £250,000
 - Maximum loan £750,000 (if above, please refer)

Client looking to borrow more than £250,000 (can include arrangement fee up to the LTV)

LTV	Purchase	Remortgage	Additional Borrowing	Rate Type & Term	Rate	Repayment Type		Term end date	Booking Fee	Arrangement Fee	Legal assist*	Product Code
						I/O	Rep					
50%	✓	✓		2 Year Discount	2.39%	✓	✓	31.05.20	£0	0.50%	✓	DSR775
	✓	✓		3 Year Discount	2.59%	✓	✓	31.05.21	£0	0.50%	✓	DSR777
	✓	✓		3 Year Discount (No ERCs and unlimited overpayments)	3.49%	✓	✓	31.05.21	£0	0.50%	✓	DSR779
	✓	✓		2 Year Fixed	2.79%	✓	✓	31.05.20	£0	0.50%	✓	FXR508
	✓	✓		3 Year Fixed	2.99%	✓	✓	31.05.21	£0	0.50%	✓	FXR510
60%	✓	✓		2 Year Fixed	2.99%	✓	✓	31.05.20	£0	0.50%	✓	FXR509
	✓	✓		3 Year Fixed	3.19%	✓	✓	31.05.21	£0	0.50%	✓	FXR511

Rates valid from 23 February 2018

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Early Repayment Charges

Term	Year 1	Year 2	Year 3	Year 4	Year 5
5 Year	3%	3%	3%	2%	1%
4 Year	3%	3%	3%	2%	
3 Year	3%	3%	2%		
2 Year	3%	2%			
1 Year					

Features

Remortgage Legals & Valuations

Fees assisted remortgage legals: Our fees assisted remortgage legal service is available when using the Society's nominated legal firm and we will pay for the standard legal work involved in moving the mortgage to the Society. Your client may incur some costs in redeeming their mortgage. If the mortgage does not complete, no legal costs are incurred.

Free standard valuation: Valuation free up to property value of £500k, thereafter a charge will apply. If the mortgage does not complete and the valuation has been carried out, the valuation fee is non-refundable and non-transferrable.

How to apply

Applying with the Marsden is really straightforward. There is no need to register to access Marsden's product range.

- ✓ **Check affordability-** Does your client pass affordability? Try our affordability calculator online before submitting an AIP. If your client cannot afford the amount requested, don't stop there! Give our Intermediary Team a call on 01282 440583*
- ✓ **Application in Principle-** Download and complete an AIP form and email it to our Intermediary Team
- ✓ **Book funds-** To secure the funds, we will contact your client and send an acknowledgement back to you.
- ✓ **Submit application-** We will acknowledge receipt of your application and contact you directly if we need any additional information.

Agreement in Principle, application forms and more information around our criteria is available online. please visit our website www.themarsden.co.uk/intermediaries.

If you need any further information about your case or would like to know more about our products and services, please get in touch with a member of our Intermediary Support Team.

Get in touch

Intermediary Support Team

Get in touch with a member of our team who will be happy to discuss your case



01282 440583



intermediaries@themarsden.co.uk

Your BDM

Visit our website to find your BDM or speak to our Intermediary Support Team for more information

www.themarsden.co.uk/intermediaries

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Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Registered in the Financial Services Register under no: 206050. Marsden Building Society is a member of the Building Societies Association, the Financial Services Compensation Scheme and the Financial Ombudsman Service. Principal Office 6-20 Russell Street Nelson Lancashire BB9 7NJ. *Calls will be recorded and may be monitored. Lines open 9:00- 5:00 Monday to Friday and 9:00 to 12 noon on Saturday 170-18