

# Mortgages

Let your adventure start here



# Let us help you take the next step

**If you're thinking about buying your first home, you'll probably need a mortgage. This is a loan that uses a property as security for the lender. You may be thinking about moving home. Or, staying where you are and remortgaging to us from another lender. Each lender will offer different rates and types of mortgages, but all mortgages have a few things in common.**

- You're charged interest on the money you borrow.
- The higher the mortgage rate, the more money you pay in interest.
- The quicker you pay off your mortgage, the less interest you pay.

## Types of mortgage

Fixed rate mortgage	Tracker rate mortgage
<p>This means the interest rate you pay stays the same for a set length of time. When the deal ends, you pay a variable interest rate.</p> <p>You can overpay up to 10% of any fixed rate loan each calendar year (January to December). If you overpay more than this, you'll pay an early repayment charge. If you don't use your full 10% allowance, you won't be able to carry it over into future years.</p>	<p>This means the interest rate you pay tracks a fixed percentage above the Bank of England base rate. It may be for a set length of time or until the mortgage term ends.</p> <p>If the base rate goes up or down, your interest rate will go up or down by the same percentage. So, your monthly payments can change. You can overpay as much as you like without paying an early repayment charge.</p>

You can save money on upfront costs.

- No product fee on selected mortgages.
- A free standard valuation.
- We'll pay your standard legal fees or give you £250 cashback if you're remortgaging to us from another lender. Or we'll give you £250 cashback if you're buying a home. Now included on all purchase products to offset the mortgage account fee. If you pay off your mortgage within the first 2 years, you'll need to pay this back.

## Ways to repay your mortgage

Repayment	Interest only
<p>This is the most common way to repay your mortgage. Your monthly payments will pay back the money you borrow and the interest by the end of the mortgage term.</p>	<p>Your monthly payments only pay off the interest. You pay back the money you borrow at the end of the mortgage term. This amount is called the capital.</p> <p>So, you must have a plan in place to pay back the capital. It's important to check this plan often. This is so you know you'll be able to pay it back when your mortgage ends. Or, your home may be at risk.</p>

# Steps you need to take

## 1 Pre application

To apply for a mortgage with us you need to:

- be at least 18 years of age and a UK resident
- want a mortgage for a home in the UK
- intend to live in the home
- have never had a home repossessed
- have never been declared bankrupt or subject to an Individual Voluntary Arrangement (IVA).

Visit **santander.co.uk**. Our mortgage calculator shows you how much you could borrow and what your monthly payments could be. You can then get a **decision in principle**. It tells you instantly if we could lend you the amount you want to borrow. It's free, no obligation and valid for 60 days. Plus you can download a copy. If you're buying a home, you now need to **make an offer**.

## 2 Mortgage application

There are 2 ways you can apply.

### Call us on 0800 068 6064 (with advice)

- Our mortgage adviser will help you. They'll give you free advice on which deal is suitable for you.
- You'll get a mortgage illustration which tells you your monthly payments and fees.
- We'll value your property to make sure it's worth the amount you say it is.
- If you want a survey, they'll tell you how to get one.

### Online at [santander.co.uk](https://www.santander.co.uk) (without advice)

- If you're happy to choose a mortgage deal without advice.
- We won't check if the deal is suitable. You won't get the protection of advice.
- If, when applying, you decide you want advice, you can always call us.
- You'll get a mortgage illustration which shows your monthly payments and fees.
- We'll value your property to make sure it's worth the amount you say it is.
- If you want a survey, you can find a surveyor at [ricsfirms.com](https://www.ricsfirms.com)

Applications are subject to status and lending criteria.

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



### 3 Post application

Once your valuation has been done, we'll issue a **formal offer**. This means your mortgage has been approved. Your solicitor will carry out all the required checks, like Land Registry searches.

If you're buying a home, your solicitor will need you to sign a contract. A completion date will be agreed and when you're ready you'll **exchange contracts** (called conclusion of missives in Scotland). This is then legally binding.

If you're buying a home, at **completion** your solicitor will make sure all money changes hands. They'll also let you know when you can pick up your keys and move in. If you're remortgaging, we'll arrange for the solicitor to complete the transfer from your existing lender to us.

## Protecting your home and loved ones

You could protect your home and its contents with **Santander Home Insurance** (administered and underwritten by Aviva Insurance Limited). If you need buildings, contents or combined cover, call **0800 670 680**, visit **santander.co.uk/home** to get a quote online in minutes, or talk to us in branch.

We offer a range of **life protection products** (administered and underwritten by Aviva Life and Pensions UK Limited) that could help protect your loved ones and your lifestyle. You can also use them to pay off your mortgage if you die or suffer a specified critical illness. To find out more call us on **0800 028 3744**, visit **santander.co.uk/life** or talk to us in branch.

Quotations and cover are subject to underwriter terms and acceptance criteria.

# Already have your mortgage with us?

You can manage your mortgage on the go with our mobile app or Online Banking. It's secure and you don't need to have other accounts with us. There are so many things you can do.

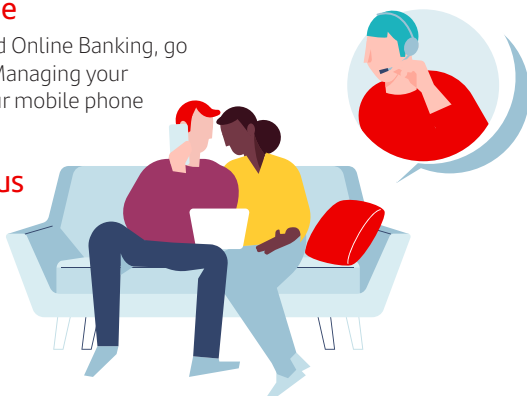
What you can do	More detail	Mobile app	Online Banking
<b>View your mortgage</b>	<ul style="list-style-type: none"><li>See your transactions, monthly payment, interest rate, balance, remaining term and more</li></ul>	✓	✓
<b>Explore our deals</b>	<ul style="list-style-type: none"><li>View, change and accept new deals</li><li>See when your current deal ends</li></ul>	✓	✓
<b>Get a mortgage statement</b>	<ul style="list-style-type: none"><li>See and download your annual mortgage statement</li></ul>	✓	✓
<b>Move home</b>	<ul style="list-style-type: none"><li>Get a decision in principle before applying for a mortgage</li></ul>	✓	✓
<b>Manage your Direct Debit</b>	<ul style="list-style-type: none"><li>View your current Direct Debit details</li><li>Change your Direct Debit account</li></ul>	✓	✓
<b>Borrow more</b>	<ul style="list-style-type: none"><li>Get a decision in principle before applying for an additional loan</li></ul>	✓	✓
<b>Make overpayments</b>	<ul style="list-style-type: none"><li>Make single or regular overpayments</li><li>Edit or cancel a regular overpayment</li></ul>	✓	✓
<b>View your settlement figure</b>	<ul style="list-style-type: none"><li>View a settlement figure up to 28 days in advance</li></ul>	✓	✓
<b>Make other changes</b>	<ul style="list-style-type: none"><li>Change your term</li><li>Change your method of repayment</li></ul>	✓	✓
<b>My Home Manager</b>	<ul style="list-style-type: none"><li>Track your home's value and equity</li><li>Compare broadband, TV and energy deals</li><li>Tips to cut bills and look after your home</li></ul>	✓	✗

## How to get started online

If you're not set up for Mobile and Online Banking, go to [santander.co.uk](https://santander.co.uk) and search 'Managing your mortgage online'. You'll need your mobile phone and mortgage account number.

## If you'd rather speak to us

We're happy to help.  
Please get in touch on  
**0800 783 9738**.



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