

Homebuyer Plus Solution and Track and Fix

Important information

Homebuyer Plus Solution

If you are looking to apply for a product with the Homebuyer Plus Solution incentive, please read the following information.

Section 8

Section 8 of the Keyfacts Illustration covers fees that you have to pay to us.

Please note, with the Homebuyer Plus Solution you do not need to pay the following fee, as it is payable by us as part of the incentive:

- Standard Mortgage Valuation fee, if shown.

Section 10

Section 10 of the Keyfacts Illustration gives cash examples of the Early Repayment Charge(s).

If you redeem your mortgage on or before your charge end date, the maximum you will have to pay back relating to this incentive is £400, and not £1,200 as quoted.

In addition to this, you will still have to pay any other relevant Early Repayment Charges as set out in Section 10.

Tracker mortgages with a Track and Fix feature

To find out if your mortgage has a Track and Fix feature, please refer to section 4 of your mortgage offer, under 'description of the interest rate'. If you have a variable rate tracker mortgage and the five digit product code in brackets starts with 'U' then your mortgage has the Track and Fix feature e.g. (U123R).

- If you have a tracker with a Track and Fix feature this entitles you to switch to a fixed rate at any point during the period of your tracker rate without paying the Early Repayment Charge (ERC) detailed in section 10 of the offer. If you also received an incentive package when you took your mortgage with us, the incentive ERC detailed in section 10 of the offer would still be payable if you redeem your mortgage with us before the 'payable until' date has expired.

- The fixed rate you switch to must be from our 'Existing Customers Not Moving Home' product range.
- You cannot switch your tracker to a fixed rate if you are an existing customer in the course of moving home and applying for a new mortgage with us. You can, however, switch to a fixed rate before you apply for a new mortgage or after it has completed.
- You must switch all of your tracker loan to a fixed rate loan at the same time. You cannot split the loan and only switch part of it.
- You will need to pay any associated booking fees relating to the new fixed rate mortgage you switch to. The fixed rate will also be subject to an ERC during the period of the fixed rate.
- Please be aware that fixed rate deals in the future may not be the same as they are today and may increase ahead of an increase in the Bank of England base rate. The fixed rates available to you will be the fixed rates that we have available at the time you choose to switch. All products are subject to availability, may be withdrawn at any time and are subject to lending policy and status.
- Once you have switched to a fixed rate, you will not be able to switch back to a tracker rate during the term of the fixed rate without paying an ERC.
- If you redeem your mortgage during the period of your initial tracker rate, or move to anything other than a fixed rate mortgage with us, an ERC will apply. You are, however, able to make capital repayments of up to 10% of the loan each year without incurring an ERC. Please refer to section 11 of your mortgage offer under 'What happens if you want to make overpayments?'
- By switching to a fixed rate this may increase the term beyond the initial term of the tracker. For example, if you take a two year tracker and decide one year into that tracker rate that you wish to switch to a fixed rate, your existing tracker term would expire and be replaced by the new term of the fixed rate.

If you are interested in switching to a fixed rate during the period of your tracker rate call **0845 609 0458** to find out more about the products we have available.

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

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