

## Product Transfers available for existing borrowers

**If you're looking to change your existing mortgage product, we offer a great range of mortgage products for existing Chelsea Building Society borrowers.**

In addition, we also offer Home Insurance to protect your home and contents.

### Mortgage Product Availability

**OUR PRODUCTS HAVE LIMITED AVAILABILITY AND MAY BE WITHDRAWN AT ANY TIME. AFTER A PRODUCT IS WITHDRAWN NO FURTHER APPLICATIONS CAN BE ACCEPTED.**

Abbreviations used: SVR - Chelsea Building Society's Standard Variable Rate - Currently 5.79%, BoE - Bank of England Base Rate - Currently 0.50%, LTV - Loan To Value, APR - Annual Percentage Rate.

BANK OF ENGLAND TRACKER PRODUCT									
LTV	Interest Rate & Initial rate period (where applicable)		Reverting to the following rate for the remaining term	The overall cost for comparison is	Product fee	Early repayment charge	Minimum loan amount	10% or partial overpayments allowed	Product Code
0%-75%	3.59% variable (BoE + 3.09%), collared at 3.59%, to 31/08/14		the Chelsea's SVR currently 5.79% variable	5.5% APR	None	3% to 31/08/14	£10,000	10%	3354
	Please note a minimum interest rate (collar) applies until 31/08/14. See below table for further details.								
FIXED RATE PRODUCTS									
LTV	Interest Rate & Initial rate period (where applicable)		Reverting to the following rate for the remaining term	The overall cost for comparison is	Product fee	Early repayment charge	Minimum loan amount	10% or partial overpayments allowed	Product Code
0%-75%	3.99%	Fixed to 31/08/14	the Chelsea's SVR currently 5.79% variable	5.6% APR	None	3% to 31/08/14	£10,000	10%	3334
	4.19%	Fixed to 31/08/15		5.5% APR		3% to 31/08/15			3344
	4.59%	Fixed to 31/08/17		5.4% APR		5% to 31/08/15 4% to 31/08/16 3% to 31/08/17			3350
75.1%-85%	4.59%	Fixed to 31/08/14		5.7% APR		3% to 31/08/14			3335
	4.79%	Fixed to 31/08/15		5.7% APR		3% to 31/08/15			3345
	5.19%	Fixed to 31/08/17		5.7% APR		5% to 31/08/15 4% to 31/08/16 3% to 31/08/17			3351
85.1%-90%	4.99%	Fixed to 31/08/14		5.8% APR		3% to 31/08/14			3336
	5.19%	Fixed to 31/08/15		5.8% APR		3% to 31/08/15			3346
90.1%-100%	5.09%	Fixed to 31/08/14		5.8% APR		3% to 31/08/14			3337
100%+	5.39%	Fixed to 31/08/14		5.9% APR		3% to 31/08/14			3338

For more details and assistance with any of our mortgage products:



Talk to a member of staff at your local Chelsea Building Society branch



[www.thechelsea.co.uk/mortgages](http://www.thechelsea.co.uk/mortgages)



0845 1 200 842

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

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OFFSET BANK OF ENGLAND TRACKER PRODUCT									
LTV	Interest Rate & Initial rate period (where applicable)		Reverting to the following rate for the remaining term	The overall cost for comparison is	Product fee	Early repayment charge	Minimum loan amount	10% or partial overpayments allowed	Product Code
0%-75%	3.79% variable (BoE + 3.29%), collared at 3.79%, to 31/08/14		the Chelsea's SVR currently 5.79% variable	5.4% APR	None	3% to 31/08/14	£10,000	Partial	3355
Please note a minimum interest rate (collar) applies until 31/08/14. See page 2 for details.									
OFFSET FIXED RATE PRODUCTS									
LTV	Interest Rate & Initial rate period (where applicable)		Reverting to the following rate for the remaining term	The overall cost for comparison is	Product fee	Early repayment charge	Minimum loan amount	10% or partial overpayments allowed	Product Code
0%-75%	4.19%	Fixed to 31/08/14	the Chelsea's SVR currently 5.79% variable	5.6% APR	None	3% to 31/08/14	£10,000	Partial	3339
	4.39%	Fixed to 31/08/15		5.6% APR		3% to 31/08/15			3347
	4.79%	Fixed to 31/08/17		5.5% APR		5% to 31/08/15 4% to 31/08/16 3% to 31/08/17			3352
75.1%-85%	4.79%	Fixed to 31/08/14		5.8% APR		3% to 31/08/14			3340
	4.99%	Fixed to 31/08/15		5.7% APR		3% to 31/08/15			3348
	5.39%	Fixed to 31/08/17		5.8% APR		5% to 31/08/15 4% to 31/08/16 3% to 31/08/17			3353
85.1%-90%	5.19%	Fixed to 31/08/14		5.8% APR	3% to 31/08/14	3341			
	5.39%	Fixed to 31/08/15		5.8% APR	3% to 31/08/15	3349			
90.1%-100%	5.29%	Fixed to 31/08/14		5.9% APR	None	3% to 31/08/14			3342
100%+	5.59%	Fixed to 31/08/14		5.9% APR	None	3% to 31/08/14			3343

#### Further Information

This factsheet does not contain all of the details you need to choose a Product Transfer and it should be read in conjunction with our booklet 'How Your Mortgage Works', which gives additional information including an explanation of our flexible features. For important information about our Offset mortgages and the options available to you to manage the mortgage term and monthly payments, please read our 'A guide to your Offset Options' leaflet. References in this factsheet to 'we', 'us', 'our', 'Chelsea Building Society' and 'the Chelsea' are to Yorkshire Building Society trading as Chelsea Building Society.

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## Further Information Applicable To Transfer Products

### Annual Percentage Rate (APR)

This is a figure which all lenders must quote when referring to mortgages. It is designed to show the total yearly cost of a mortgage stated as a percentage of the loan. It includes items such as the initial interest rate payable at the start of the mortgage, and after the initial rate period has ended. It is the overall cost for comparison purposes. This figure is intended to help customers to compare the overall cost of different loans.

### Loan to value (LTV)

To minimise the risk to Chelsea Building Society in the current mortgage environment, we have reviewed the range of products we offer existing customers. Like many of the mortgage deals currently on offer, our existing customer products now take into account your mortgage balance compared to the estimated value of your property (this is known as Loan to Value). We calculate this estimated value by using our House Price Index, which is recalculated every quarter. This is the figure which we use when assessing your eligibility for our products unless you request a re-valuation.

### Re-valuations

You can request a re-valuation of your property to ascertain your current loan to value, on the basis of your belief that your property's current value is different to the estimated valuation on our records.

Please note that by requesting a re-valuation you would not be reserving any of Chelsea Building Society's mortgage products or rates. Products can be withdrawn at any time and you will only be able to choose from the range available, once your current valuation is confirmed.

Chelsea Building Society's non-refundable valuation fee of £75 is automatically added to your mortgage account and interest is charged on this daily. If you do not want to be charged interest on this amount you can send a cheque for £75 or pay this amount in at any Chelsea Building Society branch at the time the re-valuation is instructed.

### Overpayments

Making lump sum or regular overpayments within the limits of your product can help to reduce your mortgage balance without incurring ERCs. Reducing your mortgage balance can lower your LTV which could mean you have more options available to you the next time you are in a position to do a product transfer. Please note that if house prices increase, this can lower your LTV, however, if house prices fall, your LTV may rise.

### Collared Bank of England Tracker products

A minimum interest rate (the collared rate) applies to the Bank of England Base Rate (BoE) Tracker product in this factsheet. The minimum interest rate charged during the tracker period will not fall below the interest rate payable, as shown for each product, on completion. For example: Product 3.59% variable (BoE +3.09%) to 31/08/14. The minimum interest rate charged (the collared rate) will be 3.09% until 31/08/14.

### Offer, Acceptance and Completion

In order to transfer your mortgage to a new product we will issue an offer for the product you require. ***If you do not hear from us within 7 days of requesting an offer, please contact us.*** A signed acceptance of the product transfer offer must be received by us within 14 days of the date of the offer. Upon receipt of the signed acceptance we will process the transfer and write to you to confirm the date the transfer is effective from and advise you of your new payment. ***If you do not hear from us within 7 days of returning your acceptance, please contact us.***

A product transfer is subject to the mortgage conditions and mortgage loan terms. Copies will have been given to all applicants with their original mortgage offer (where mortgage completion took place after 6 January 2011), or with the letter explaining the integration with Yorkshire Building Society sent to all then Chelsea Building Society borrowers in January 2011. Offset mortgage products taken after 10th October 2011 are subject instead to our Offset account terms. **These terms and conditions take precedence over information contained in this factsheet or any other information given to you.**

### Early Repayment Charges (ERC) for Products With 10% Overpayment Limits

In the event of full repayment, payments totalling more than 10% of the outstanding loan amount or transfer (in full or in part) to an alternative product, on or before the end of the ERC period, an ERC is payable. The ERC is calculated at the rate applicable for the year in which the repayment or transfer occurs and is based on the amount repaid.

For example: £100,000 is transferred on a 3.99% fixed rate product until 31/08/14. If you decide to repay this mortgage in full before 31/08/14, and the balance outstanding on the day of redemption is £98,000, the ERC will be 3% x £98,000 = £2,940.

The exception to this is that you may repay (part or lump sum) up to 10% of the outstanding loan amount in each 12 month period (calculated from each anniversary of completion of your product transfer) without incurring an ERC. Any amount repaid over the 10% limit (including policy proceeds such as maturing endowments) will incur an ERC of the percentage specified on the excess amount.

For example: If £100,000 is outstanding on the first anniversary of completion of your product transfer, you can repay up to £10,000 (10%) in the following 12 month period without incurring an ERC. If you decide to repay more than this e.g. £15,000, you will incur an ERC of the specified percentage on £5,000 as this is the amount in excess of the 10% limit.

After the end of the ERC period, overpayments of any amount are allowed without incurring an ERC.

### Chelsea Building Society's Standard Variable Rate (SVR)

With effect from 31 December 2008 Chelsea Building Society's Standard Variable Rate is currently 5.79%. The overall cost for comparison is 5.9% APR. Chelsea Building Society's Standard Variable Rate is set independently of Yorkshire Building Society's Standard Variable Rate.

This is because Chelsea Building Society is operated under its own brand and with its own products and services. Accordingly, Chelsea Building Society's Standard Variable Rate may be different from Yorkshire Building Society's Standard Variable Rate at any time and can vary upwards or downwards from time to time.

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**Equivalent Savings Rates For Current Offset Products**

Product Description	Basic Rate Taxpayer	Higher Rate Taxpayer	Additional Rate Taxpayer
BoE + 3.29% tracker until 31/08/14 - currently 3.79%	4.74%	6.32%	7.58%
4.19% Fixed until 31/08/14	5.24%	6.98%	8.38%
4.39% Fixed until 31/08/15	5.49%	7.32%	8.78%
4.79% Fixed until 31/08/14 and 31/08/17	5.99%	7.98%	9.58%
4.99% Fixed until 31/08/15	6.24%	8.32%	9.98%
5.19% Fixed until 31/08/14	6.49%	8.65%	10.38%
5.29% Fixed until 31/08/14	6.61%	8.82%	10.58%
5.39% Fixed until 31/08/15 and 31/08/17	6.74%	8.98%	10.78%
5.59% Fixed until 31/08/14	6.99%	9.32%	11.18%

Summary Box Key Product Information for our Savings Accounts		
<b>Account Name</b>	Offset savings account	Offset Plus savings account
<b>Interest Rates (AERs)</b>	No interest is earned	No interest is earned
<b>Tax Status</b>	N/A	N/A
<b>Conditions for bonus payment</b>	N/A	N/A
<b>Withdrawal arrangements</b>	Unlimited withdrawals*	Unlimited withdrawals*
<b>Access</b>	Branch or Online	Branch or Online

(\*subject to daily operational limits)

You do not earn any interest on an Offset savings account(s). However, by linking savings to your mortgage, you only pay interest on the difference between your Offset mortgage balance and Offset savings balance(s). The money in your Offset savings account(s) therefore benefits from the equivalent of the interest rate charged on your Offset mortgage. The equivalent savings interest rates shown above are based on the current interest rate of the mortgage product so where this rate is variable or reverts to a variable rate after an initial fixed rate period, the benefit you get from your savings will change at the same time. These figures also assume your Offset savings are offset against the mortgage products shown.

The above examples assume that basic rate taxpayers pay 20% tax, higher rate taxpayers pay 40% tax and additional rate taxpayers pay 50% tax on savings interest and are based on current HM Revenue & Customs rules which are subject to change. **Whether you can benefit from gross, net or tax free interest is dependent on your own personal circumstances and tax status and so may be subject to change in the future.**

**Early Repayment Charge (ERC) for Offset Mortgage Products With Partial Overpayments Allowed**

If the product is repaid in full or transferred (in full or in part) to an alternative product, on or before the end of the ERC period, an ERC is payable. However, partial overpayments (monthly or lump sum) of any amount are allowed without charge.

The ERC is calculated at the rate applicable for the year in which the repayment or transfer occurs. The ERC is based on the original transfer amount and so disregards any payments (including usual monthly payments) you make which may have reduced the total amount transferred.

For example: £100,000 is transferred on a 3.89% fixed rate product until 31/08/14. If you decide to repay this mortgage in full before 31/08/14, the ERC will be 3% x £100,000 = £3,000.

**Criteria**

**You can apply for a Product Transfer if:-**

- the property is your main residence.
- there are no specific conditions on your current mortgage that prevent a transfer.
- your mortgage account has less than 1 months arrears, up to a maximum amount of £100 at the time of transfer, and there has been no more than 1 missed payment in the past 12 months. (For Prospect borrowers, there must have been no missed payments within the last 24 months).
- your mortgage account has been open for at least one month.
- the part(s) of your mortgage account being transferred must have a remaining term of at least the same as the new mortgage product.
- the total amount being transferred to a new product must be at least £10,000.
- you pay any early repayment charges on your existing mortgage product, as applicable.
- your mortgage account meets all our other normal lending criteria.

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**Applications subject to standard lending criteria and all loans subject to status.**

Correspondence address: Timbercombe House, Charlton Kings Business Park, Cirencester Road, Cheltenham, GL53 8DZ.

Telephone number 0845 1 200 842. Charges to 0845 numbers may vary. Prices can be checked with your phone provider. Mobile calls usually cost more.

Chelsea Building Society and the Chelsea are trading names of Yorkshire Building Society. Principal Office: Yorkshire House, Yorkshire Drive, Bradford BD5 8LJ.

Yorkshire Building Society is authorised and regulated by the Financial Services Authority.