

Interest rates and fees 1 April 2012

Products

LIBOR: 1.1% Next reset date: 01.07.12

Single self-contained properties only, no limited companies

2 year fixed rates (75% LTV)

Code	Product	Initial rate	Product fee	APR	Early redemption charges
2PN057	Fixed until 30/06/14	5.24%	3.00%	6.10%	5% to 30/06/14
2PN058	Fixed until 30/06/14	5.74%	2.00%	6.00%	5% to 30/06/14

Reversion rate - after the fixed term, LIBOR + 4.50%. Please note that the margin above LIBOR may be varied, subject to 28 days' written notice.

2 year tracker rates (75% LTV)

Code	Product	Initial rate	Product fee	APR	Early redemption charges
2PN055	2 year tracker	4.50% [▲] (LIBOR + 3.40%)	3.00%	5.90%	5% for 2 years
2PN056	2 year tracker	4.99% [▲] (LIBOR + 3.89%)	2.00%	5.90%	5% for 2 years

Reversion rate - after the initial tracker period, LIBOR + 4.50%. Please note that the margin above LIBOR may be varied, subject to 28 days' written notice.

[▲] Subject always to a minimum rate of 4.00%

APR calculated using a typical loan of £100,000.
All products are subject to availability of funds and withdrawal at any time.

After the fixed term or initial tracker period, if the mortgage is interest only, it may be converted to capital and interest repayment, subject to 28 days' written notice.

Interest coverage ratio

The gross rental income from the property is subject to an absolute minimum of 125% of an interest only loan payment calculated at 5% or the product charging rate if greater.

Please refer to [Mortgage Trust Lending guidelines and submission requirements for full criteria](#)

Advance

Up to 75% LTV	Up to 70% LTV	Min loan	Max aggregate loan	Min age	Min term	Max term
£500,000	£1,000,000	£30,000	A lending limit of £1,000,000 and no more than 5 properties applies across all Paragon Group mortgage products	21	5 years	25 years

Fees

Purchase price / remortgage estimated valuation	Combined administration fee and valuation fee
£75,000 to £100,000	£430
£100,001 to £150,000	£450
£150,001 to £200,000	£490
£200,001 to £300,000	£545
£300,001 to £400,000	£600
£400,001 to £500,000	£640
£500,001 to £600,000	£720
£600,001 to £700,000	£800
£700,001 to £800,000	£840
£800,001 to £900,000	£900
£900,001 to £1,000,000	£965
£1,000,001 to £1,500,000	£1,150
£1,500,001 to £2,000,000	£1,400
£2,000,001 to £2,500,000	£1,650
£2,500,001 plus	Refer to lender

The above table includes a non-refundable administration fee of £150.

Re-inspection fee	If a re-inspection of the property becomes necessary at any time after the original valuation, a fee will be charged and normally added to the loan on completion of the mortgage.	£100
Product fee	This fee can be added to the loan and is excluded from LTV calculation. See individual product details.	-
Funds transfer fee	Charges for the telegraphic transfer of funds to the solicitor will normally be added to the loan on completion of the mortgage.	£50
Property insurance contingency fee	Where building insurance is not arranged with Paragon a fee will be charged and is normally added to the loan on completion of the mortgage.	£25
Revised documents fee	This fee is payable where revision of an offer of loan is due to a product change. This fee will normally be added to the loan on completion of the mortgage.	£50

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