

New lending products

27th June 2025

Nottingham
Building Society

Residential

Valid from 27th June 2025



Product code*	Max loan to value	Initial interest rate	Product term	Product fee**	Cashback	Reverts to	Key Features
2-year fixed - available for purchases and remortgages						6.45% (VMR less 1.50%)	<ul style="list-style-type: none">• One basic free valuation• Free legal fees for remortgages (standard legal fees only)• All products are portable• Early repayment charges apply, with over-payments up to 10% allowed each year• Minimum loan £30k for products with a product fee; £80k for fee-free products
MF134R	75%	5.04%	Fixed until 31/10/2027	£999	£300		
MF134S	80%	5.19%	Fixed until 31/10/2027	£999	£300		
MF134T	85%	5.44%	Fixed until 31/10/2027	£999	£0		
MF134U	90%	5.74%	Fixed until 31/10/2027	£0	£0		
MF134V	95%	5.94%	Fixed until 31/10/2027	£0	£0		
5-year fixed - available for purchases and remortgages							
MF134W	75%	5.09%	Fixed until 31/10/2030	£999	£300		
MF134X	80%	5.24%	Fixed until 31/10/2030	£999	£300		
MF134Y	85%	5.44%	Fixed until 31/10/2030	£999	£0		
MF134Z	90%	5.64%	Fixed until 31/10/2030	£0	£0		
MF1351	95%	5.84%	Fixed until 31/10/2030	£0	£0		

Our most recent product changes are highlighted in red

* Please see overleaf for "Foreign national and returning expat" range (products on this page are intended for applicants who are UK nationals or those with indefinite leave to remain in the UK, and those with substantial UK credit history).

**Product fee can be added to the loan, subject to meeting lending policy (e.g. maximum LTV for newbuild lending, flats, capital raising, etc). Maximum LTV for each product is on a net basis (i.e. excluding any fees added to the loan). Note that fees cannot be added above 95% LTV for residential lending.

Foreign national and returning expat

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Product code	Max loan to value	Initial interest rate	Product term	Product fee*	Cashback	Reverts to	Key Features
2-year fixed - available for purchases and remortgages						6.45% (VMR less 1.50%)	<ul style="list-style-type: none"> • One basic free valuation • Free legal fees for remortgages (standard legal fees only) • All products are portable • Early repayment charges apply, with over-payments up to 10% allowed each year • Minimum loan £30k for products with a product fee; £80k for fee-free products
MOF044	80%	5.29%	Fixed until 31/10/2027	£1,499	£0		
MOF045	85%	5.59%	Fixed until 31/10/2027	£999	£0		
MOF046	90%	5.74%	Fixed until 31/10/2027	£999	£0		
MOF047	90%	5.94%	Fixed until 31/10/2027	£0	£0		
5-year fixed - available for purchases and remortgages							
MOF048	80%	5.34%	Fixed until 31/10/2030	£1,499	£0		
MOF049	85%	5.62%	Fixed until 31/10/2030	£999	£0		
MOF04A	90%	5.77%	Fixed until 31/10/2030	£999	£0		
MOF04B	90%	5.85%	Fixed until 31/10/2030	£0	£0		

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*Product fee can be added to the loan, subject to meeting lending policy (e.g. maximum LTV for newbuild lending, flats, capital raising, etc). Maximum LTV for each product is on a net basis (i.e. excluding any fees added to the loan).

Retirement interest-only

Valid from 6th June 2025

Nottingham
 Building Society

Product code	Max loan to value	Initial interest rate	Product term	Product fee*	Reverts to	Features
2-year fixed - available for purchases and remortgages					6.45% (VMR less 1.50%)	<ul style="list-style-type: none">• One basic free valuation• Early repayment charges apply, with over-payments up to 10% allowed each year• Minimum loan £30k for products with a product fee; £80k for fee-free products
MYF08G	60%	5.59%	Fixed until 30/09/2027	£999		
MYF08H	60%	5.89%	Fixed until 30/09/2027	£0		
5-year fixed - available for purchases and remortgages						
MYF08J	60%	5.49%	Fixed until 30/09/2030	£999		
MYF08K	60%	5.69%	Fixed until 30/09/2030	£0		

Our most recent product changes are highlighted in red

*Product fee can be added to the loan, subject to meeting lending policy (e.g. maximum LTV for newbuild lending, flats, capital raising, etc). Maximum LTV for each product is on a net basis (i.e. excluding any fees added to the loan).

Limited company buy-to-let – fixed rate

Valid from 20th June 2025



Product code	Max loan to value	Initial interest rate	Product term	Product fee*	Cashback	Reverts to	Benefits
2-year fixed - available for purchases and remortgages						BTL VMR (7.45%)	<ul style="list-style-type: none">• One basic free valuation• All products are portable• Early repayment charges apply, with over-payments up to 10% allowed each year• Minimum loan £30k for products with a product fee; £100k for fee-free products
MBF61M	75%	5.79%	Fixed until 30/09/2027	£999	£0		
MBF61N	75%	5.99%	Fixed until 30/09/2027	£0	£0		
MBF61P	80%	5.99%	Fixed until 30/09/2027	£999	£0		
MBF61Q	80%	6.19%	Fixed until 30/09/2027	£0	£0		
5-year fixed - available for purchases and remortgages							
MBF61R	75%	5.59%	Fixed until 30/09/2030	£999	£0		
MBF61S	75%	5.69%	Fixed until 30/09/2030	£0	£0		
MBF61T	80%	5.75%	Fixed until 30/09/2030	£999	£0		
MBF61U	80%	5.95%	Fixed until 30/09/2030	£0	£0		

Our most recent product changes are highlighted in red

*Product fee can be added to the loan, subject to meeting lending policy (e.g. maximum LTV for newbuild lending, flats, capital raising, etc). Maximum LTV for each product is on a net basis (i.e. excluding any fees added to the loan). Note that fees cannot be added above 80% LTV for buy-to-let lending.

Limited company buy-to-let – variable rate

Valid from 21st May 2025



Product code	Max loan to value	Initial interest rate	Product term	Product fee*	Reverts to	Benefits
2-year discounted variable rate - available for purchases and remortgages					BTL VMR (7.45%)	<ul style="list-style-type: none"> • One basic free valuation • No early repayment charges apply to this product • All products are portable • £30k minimum loan
MBD167	75%	5.90%	<ul style="list-style-type: none"> • 1.55% discount off the BTL variable mortgage rate for two years • No early repayment charges apply during the discount period 	£999		

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*Product fee can be added to the loan, subject to meeting lending policy (e.g. maximum LTV for newbuild lending, flats, capital raising, etc). Maximum LTV for each product is on a net basis (i.e. excluding any fees added to the loan). Note that fees cannot be added above 80% LTV for buy-to-let lending.

Buy-to-let (non-company borrowers)

Valid from 20th June 2025

Product code	Max loan to value	Initial interest rate	Product term	Product fee*	Cashback	Reverts to	Benefits
2-year fixed - available for purchases and remortgages						BTL VMR (7.45%)	<ul style="list-style-type: none">• One basic free valuation• Free legal fees for remortgages (standard legal fees only)• All products are portable• Early repayment charges apply, with over-payments up to 10% allowed each year• Minimum loan £30k for products with a product fee; £100k for fee-free products
MBF61D	75%	5.75%	Fixed until 30/09/2027	£999	£300		
MBF61E	75%	5.95%	Fixed until 30/09/2027	£0	£300		
MBF61F	80%	5.99%	Fixed until 30/09/2027	£999	£300		
MBF61G	80%	6.19%	Fixed until 30/09/2027	£0	£300		
5-year fixed - available for purchases and remortgages							
MBF61H	75%	5.55%	Fixed until 30/09/2030	£999	£300		
MBF61J	75%	5.69%	Fixed until 30/09/2030	£0	£300		
MBF61K	80%	5.69%	Fixed until 30/09/2030	£999	£300		
MBF61L	80%	5.89%	Fixed until 30/09/2030	£0	£300		

Our most recent product changes are highlighted in red

*Product fee can be added to the loan, subject to meeting lending policy (e.g. maximum LTV for newbuild lending, flats, capital raising, etc). Maximum LTV for each product is on a net basis (i.e. excluding any fees added to the loan). Note that fees cannot be added above 80% LTV for buy-to-let lending.

Key criteria



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Stress rates

Standard BTL

- 145% ICR at **pay-rate** for five-year products or like-for-like remortgages
- 145% ICR at **pay-rate +2%** for all other applications

Ltd Co BTL

- 125% ICR at **pay-rate** for five-year products or like-for-like remortgages
- 125% ICR at **pay-rate +2%** for all other applications

Maximum and minimum loan

Maximum Loan

Residential:

- Up to 75% – £1.5m
- Up to 80% – £1m
- Up to 90% – £750k
- Up to 95% – £500k

BTL and Ltd Co BTL:

- £750k

RIO:

- £500K

Minimum Loan

- £30k as standard, but higher for some products – outlined individually in this guide

Procurement fee

Residential and BTL

- 0.40% of the amount borrowed (min £200)

RIO and foreign nationals/returning expats

- 0.50% of the amount borrowed (min £200)

Limited company BTL

- 0.55% of the amount borrowed (min £200)

Procurement fees are paid within 10 days of the mortgage completing



Examples of acceptable repayment vehicles for residential interest-only lending

- Sale of Mortgage Property: Maximum 60% LTV, minimum equity requirement £200k or £300k in London and the Southeast.
- Please find the [link](#) to the accepted London and Southeast postcodes
- For part repayment and part interest-only, 80% LTV allowable using more than one repayment vehicle.
- Endowment.
- 25% of the projected total value of a defined contribution pension plan.
- Equity ISA.
- Sale of investment property or second home, unless occupied by a family member and then not acceptable. Must be owned in applicant/s name only.
- We will accept sale of an investment property or second home in England and Wales, provided the equity in the property is currently sufficient to cover the amount being borrowed.
- Where a shortfall is identified, this element must be on either a capital and interest repayment basis, or the shortfall made up by means of increasing the deposit.
- It is your client's responsibility to ensure they have sufficient capital to repay the mortgage at the end of the term.

Early repayment charges

Product term	Year 1	Year 2	Year 3	Year 4	Year 5
2 year fixed	2%	1%			
3 year fixed	3%	2%	1%		
5 year fixed	5%	4%	3%	2%	1%
Discounted variable rate	2%	2%			

Packaging guides - residential

Nottingham
Building Society



Residential – employed income

Valid from November 2024

Nottingham
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Income source	Payslips	P60	Proof of deposit for purchase applications, except where equity	Mandatory pre-offer requirements
Guaranteed income Salary, allowances (e.g. car, town)	Latest month (or last 5 weeks if paid weekly)		Savings Saving statement with evidence of build up Gifted deposit Letter confirming gift signed by donor	Signed Declaration and Direct Debit Mandate Share code for non-UK nationals applying for the Foreign National range
Bonus, overtime and commission income Paid quarterly or annually	Last 2 years Tax year-end or bonus payslip <i>No more than 20% variance</i>	Last 2 years		
Bonus, overtime, shift allowance and commission Income paid monthly	Latest 3 months Showing bonus/overtime/commission income	Latest year		
Guaranteed pay Overtime, shift allowance, bonus and other fixed payments	Latest 3 months Showing bonus/overtime/commission income			
Second job income Subject to a minimum six months in this employment	Latest 3 months			

Mandatory document

Must have one of the following

These are our minimum packaging guides, please upload the required documents to the broker portal upon application submission for a speedier underwriting decision.



Residential – self-employed income

Valid from November 2024



Income source	SA302 tax calculation and tax year overview	Finalised accounts	Copy of contract	Proof of deposit for purchase applications, except where equity	Mandatory pre-offer requirements
Sole traders and partnerships (inc. salary, annual retaining profits, etc.)	Latest 2 years	Last year		Savings Saving statement with evidence of build up Gifted deposit Letter confirming gift signed by donor	Signed Declaration and Direct Debit Mandate
Limited co director (inc. salary, dividends and annual retaining profits, etc.)	Last 2 years	Last year			
Contractor	Last 2 years		CIS vouchers and P60 to support employment ref we will issue to main contract		
NET rental income from property	Last 2 years				

Mandatory document

Must have one of the following

These are our minimum packaging guides, please upload the required documents to the broker portal upon application submission for a speedier underwriting decision.