

Part 1 – Online Cash Lifetime ISA key product information

Online Lifetime ISA

2.50% tax-free p.a./AER variable

Nottingham
Building Society

This summary box provides details of this account and any special conditions that apply. Please read it carefully together with Nottingham Building Society online savings terms and conditions you have been given, which can also be found on thenottingham.com

Account name	Online Lifetime ISA	
What is the interest rate?	Annual interest	
	% Tax-free	% AER
	2.50%	2.50%
	<ul style="list-style-type: none"> Interest rate correct as at 13/06/2025 Interest is calculated daily and paid annually. We'll pay your interest tax-free on 5th April each year. Interest will be paid straight into your account. 	
Can Nottingham Building Society change the interest rate?	<p>Your interest rate is variable, which means we may increase or decrease your interest rate. When we increase interest rates, we will inform you of any change at the earliest opportunity. If we decrease interest rates, we will notify you in writing 14 days in advance of the change. The basis on which we might change your interest rate is set out in our online terms and conditions.</p> <p>You can check your current rates by logging in to your Nottingham Building Society account.</p>	
What would the estimated balance be after 12 months based on a £1,000 deposit?	Projected balance	
	£ 1,025.00	
	<p>This projection is for illustrative purposes only and is based on the following assumptions:</p> <ul style="list-style-type: none"> No change to the interest rate. Interest being paid annually and straight into your account. Any interest earned will not be accessible until after the interest payment date. No withdrawals or further deposits. <p>The Government will also pay a 25% bonus on your contributions which is not included in this estimate. The Lifetime ISA terms and conditions explain more about this.</p>	
How do I open and manage my account?	<p>Opening your account:</p> <ul style="list-style-type: none"> You must: <ul style="list-style-type: none"> complete the application form on our app. be a UK resident and aged 18 – 39 years old (unless you are transferring your Lifetime ISA from your existing Lifetime ISA provider). have a national insurance number. be planning to use your account balance for your first house purchase (see section 6 for definition of first-time buyer) or withdrawing from age 60. deposit a minimum of £1 into the account as your first deposit to open the account (unless you are transferring your Lifetime ISA to us from your existing Lifetime ISA provider). The first deposit must be received into your account before your 40th birthday. <p>If you do not fund your account within 90 days of your application being accepted, we will close your account.</p> If you are not a UK resident, you may still be able to open this account if you meet the Government's Lifetime ISA requirements. Please see the Lifetime ISA declaration in our application form for more details. You will need to complete the application process online and provide proof of your identity and permanent address. Your first payment must be from your nominated bank account. If you are completing a Lifetime ISA transfer in from your existing Lifetime ISA provider, then this will be your initial deposit. You can open the account in your sole name. Joint accounts are not permitted. We only accept transfers in from a single Lifetime ISA provider (multiple Lifetime ISA transfers in are not permitted). We can only accept Lifetime ISA transfers into new Nottingham Building Society Lifetime ISAs, if you already have a Lifetime ISA with Nottingham Building Society, we are unable to accept your Lifetime ISA transfer in request. When transferring your Lifetime ISA to us, we only accept all of your Lifetime ISA funds from your existing Lifetime ISA provider, partial transfers are not permitted. 	

	<ul style="list-style-type: none"> To transfer funds from another Lifetime ISA provider, you will need to complete a Lifetime ISA Transfer Authority Form as part of your online Lifetime ISA application. You will start to earn interest on the amount you transfer from the date on the transfer cheque from your current Lifetime ISA provider. Your current Lifetime ISA provider is obliged, under HMRC (HM Revenue and Customs) guidelines, to complete the transfer within 30 days of receiving the request. <p>Please note that because of deposit restrictions on this account you will not be able to use your full annual ISA allowance.</p> <p>Managing your account:</p> <ul style="list-style-type: none"> You can manage your account online via the Nottingham Building Society website or app. After making the initial deposit, or transferring in your existing Lifetime ISA deposit, you can pay money (up to a maximum of £4,000 a tax year) into your account from any UK bank or building society current account by Bacs, standing order, or Faster Payment. Once you've opened a Lifetime ISA with us, we do not accept transfers into your Lifetime ISA from other ISAs you hold with us or other ISA providers. You will not be able to send payments to your account via CHAPs electronic transfer. Our Faster Payment sort code is: 60-95-93. Once you have opened your account this sort code should be used with the eight-digit account number for all Faster Payments, Bacs and standing orders. Standing orders should be set up for between 1st – 25th of the month in order to avoid any over-subscription issues that may occur as a result of the month-end not falling on a working day. You cannot make any more payments in after the age of 50.
Can I withdraw money?	<ul style="list-style-type: none"> You can withdraw any available funds and close your account without loss of interest. Withdrawals will incur a 25% Government charge, if you do not use the money for a purpose intended by the Government savings scheme. Condition 5 of the Lifetime ISA Terms and Conditions explains the circumstances in which the charge does not apply and how it is calculated. You may get back less than you paid in. You can cancel the account in the first 30 days from the initial funding date if you need to. This does not apply if you are transferring in your existing Lifetime ISA to us. Condition 2 of the Lifetime ISA Terms and Conditions explains more about this. You can transfer funds in full to another Lifetime ISA or account, subject to the terms and conditions of that account. However, this may be treated as a withdrawal and incur a Government charge. You cannot open a new Lifetime ISA after the age of 40. You will need to keep at least £1 in your account after you turn 40 if you want to keep your Lifetime ISA benefits.
Additional information	<ul style="list-style-type: none"> The Lifetime ISA is based on a Government savings scheme and this may change or be revoked in the future. All ISA interest is paid tax-free, which means it is exempt from income tax. Tax rules may change in the future. Any of our accounts can be withdrawn from sale at any time and without notice.

Nottingham Building Society

We will pay your Lifetime ISA free of UK income tax. The tax treatment of ISAs may change. AER stands for Annual Equivalent Rate. It shows what the interest rate would be if the interest was re-invested in the account each year.

Protecting your money

The Financial Services Compensation Scheme (FSCS) is there to protect your money if your financial services provider goes out of business; you'll normally get your money back within seven days. All of our savings accounts are FSCS protected up to £85,000 per depositor. FSCS is funded by the financial services industry and is free to consumers. To find out more, ask at your local branch or go to [FSCS.org.uk](https://www.fscs.org.uk)

Nottingham Building Society, Nottingham House, 3 Fulforth Street, Nottingham, NG1 3DL. Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority; FRN No. 200785.



Protected

Part 2 - Lifetime ISA terms and conditions

These Lifetime ISA Terms and Conditions (the Conditions) must be read with our Key Product Information in Part 1 and our Online Savings Account Terms and Conditions.

Before opening an account we recommend that, for your own benefit and protection, you read all of the Conditions together with the Key Product Information and our Nottingham Building Society Online terms and conditions as you will be legally bound by them and we intend to rely on them. If you don't understand any point, please ask for further information.

1 In these Conditions:

- **'Government Bonus'** means the 25% Government bonus paid on all savings up to the Lifetime ISA subscription limit. You can find the current Lifetime ISA subscription limit on our website.
- **'Withdrawal Charge'** means the Government Withdrawal Charge which is payable if you withdraw your money. This Withdrawal Charge is 25%. How the charge is calculated, and the circumstances in which the charge does not apply are described in Condition 5.

2 Cancellation

- 2.1 If you change your mind about opening an account and tell us within 30 days of receiving your Lifetime ISA confirmation email, we will give you your money back subject to the following provisions:

- (i) Based on calendar days.
- (ii) The latest date to tell us is the 31st day from the date you received your Lifetime ISA confirmation email.
- (iii) You must tell us by secure message, webchat or letter. We will treat the date you send the request as the date you tell us.

- 2.2 Your cancelled Lifetime ISA will not count as a Lifetime ISA/ISA subscription for that year. You will be treated as though you have not opened and subscribed to the Lifetime ISA. We will return the amount deposited. No Withdrawal Charge will apply.
- 2.3 Any interest you have earned during this period will be paid with no tax deducted. It is your responsibility to pay any tax which you owe, based on your individual circumstances.
- 2.4 The 30-day cancellation period does not apply if you are transferring your existing Lifetime ISA to us, as you will have previously received this cancellation period when you initially opened your Lifetime ISA with your previous Lifetime ISA provider.
- 2.5 If you do not exercise your right to change your mind, you will continue to be bound by the Conditions.

3 Opening an account

- 3.1 We only accept transfers in from a single Lifetime ISA provider (multiple Lifetime ISA transfers in are not permitted). If you already have a Lifetime ISA with us, we are unable to accept your Lifetime ISA transfer in request. When transferring your Lifetime ISA to us, we only accept all of your Lifetime ISA funds from your existing Lifetime ISA provider, partial transfers are not permitted.

4 Operation of the account

- 4.1 You may not make payments into the Lifetime ISA once you have reached the age of 50 unless this payment relates to a returned withdrawal after a failed first-time residential purchase (this will not count towards a Government Bonus).
- 4.2 Once you've opened a Lifetime ISA with us, we do not accept transfers into your Lifetime ISA from other ISAs you hold with us or other ISA providers.
- 4.3 Any instruction to make a Faster Payment will generally be treated by us as being received by us at the time we actually receive your consent to make the Faster Payment. However, if you give us an instruction to make a Faster Payments after 4pm (UK time) on a working day, we will treat your instruction as being received by us on the next working day.
- 4.4 Faster Payments will reach the payee's account no later than the next working day provided the instruction was received on a working day and before 4pm (UK time). You cannot cancel a withdrawal instruction relating to a Faster Payment once it has been given to us.

5 Withdrawals

- 5.1 You can only apply to withdraw up to your cleared balance. We will not process any withdrawal which exceeds this.
- 5.2 If you withdraw money from your Lifetime ISA you will have to pay a Withdrawal Charge unless:
- (i) You die;
 - (ii) You are diagnosed with a terminal illness and are expected to have less than 12 months left to live (we will ask for written evidence of this from a UK registered medical practitioner or equivalent if you live overseas);
 - (iii) You use your Lifetime ISA to buy your first home (please see the criteria in Condition 6); or
 - (iv) You are 60 years old or older.
- 5.3 Where the Withdrawal Charge applies, you will incur a 25% Government charge.
- 5.4 This means that, where the 25% Withdrawal Charge applies, as well as paying back the Government Bonus payments, you will also lose some of your own savings and receive back less than you invested.
- 5.5 The calculation of the Withdrawal Charge depends on the circumstances in which the amount was first withdrawn:
- If the Withdrawal Charge applies because you have withdrawn money from your Lifetime ISA outside of the circumstances described in Condition 5.2 then the Withdrawal Charge is 25%.
- See examples 1 and 2 below for how this is calculated for a 25% Withdrawal Charge. If the Withdrawal Charge applies because:
- (i) you withdrew funds from your Lifetime ISA to buy your first home and the purchase did not complete as described in Condition 6.4; and
 - (ii) the funds withdrawn are not returned to a cash Lifetime ISA with Nottingham Building Society as required by the ISA regulations, the Withdrawal Charge will be calculated as one third of the withdrawn amount. Despite the different calculation, the end result is the same (see Example 3 below).

Example 1:

Mr Jones decides to withdraw £5,000 from his Lifetime ISA. The Withdrawal Charge is 25% of £5,000 = £1,250. Mr Jones receives £3,750 after deduction of the Withdrawal Charge.

Nottingham Building Society retains the sum of £1,250 to be paid

to HMRC. Example 2:

Miss McDonald needs to receive £3,000 from her Lifetime ISA on 5 May 2018 to buy a car. The gross amount that needs to be deducted from her account is £4,000. The Withdrawal Charge is 25% of £4,000 = £1,000. Miss McDonald receives £3,000 after deduction of the Withdrawal Charge.

Nottingham Building Society retains the sum of £1,000 to be paid

to HMRC. Example 3:

Mr Smith withdraws £4,000 from his Lifetime ISA on 10 April 2021 without charge to put towards the costs of purchasing his first residential property. The withdrawn amount was sent direct to Mr Smith's conveyancer by Nottingham Building Society. His house purchase subsequently falls through but Mr Smith's conveyancer does not return the funds into his Lifetime ISA. The balance remaining in his account is £2,000.

Because the funds are not returned a Withdrawal Charge is payable and HMRC notify Nottingham Building Society of their intention to deduct the charge from the balance in the account.

In order for Mr Smith to receive £4,000 net, a total of £5,333.33 should have been withdrawn from the account (25% of £5,333.33 = £1,333.33, leaving £4,000 net).

Nottingham Building Society must pay £1,333.33 to HMRC and recover this from Mr Smith.

- 5.6** If the Withdrawal Charge applies, this will be deducted from the amount withdrawn before we pay the amount withdrawn according to your instructions. This means that your cleared balance must include the Withdrawal Charge payable. We will not process any withdrawal which exceeds your cleared balance (taking the Withdrawal Charge into account).
- 5.7** If the Withdrawal Charge becomes payable after the funds have been withdrawn then we will deduct the Withdrawal Charge from any balance remaining within the account. If the remaining balance is not sufficient to pay the Withdrawal Charge then you must pay us the difference. We will contact you to make arrangements for payment.
- 5.8** Lifetime ISAs do not offer flexible withdrawal. If you make a withdrawal the Withdrawal Charge will be applied unless the exceptions in Condition 5.2 apply.

6 Making a withdrawal to buy your first home

- 6.1** You can use the money you save in your Lifetime ISA to buy your first home if you meet the following conditions:
- (i) You have held your Lifetime ISA for at least 12 months since the first payment into the Lifetime ISA;
 - (ii) The value of the property must not exceed £450,000 (whether or not you are purchasing with another person);
 - (iii) The property must be purchased in the UK with a mortgage, but not a buy-to-let mortgage unless you, or your spouse or civil partner, are a UK Crown employee serving overseas and intend to use the property as your main residence in the future;
 - (iv) You must occupy the property as your main residence immediately on completion, or:
 - (A) if you or your spouse/civil partner are a UK Crown employee serving overseas, you must intend to in the future; or
 - (B) if the property is not fit to live in at the time of completion, you must intend to occupy it immediately on it becoming suitable for habitation; and
 - (iv) You must not own, or have owned, a property previously, including a home outside of the UK. If you've inherited a property, or owned a share of one, you will not be classed as a first-time buyer.
- 6.2** You can make more than one withdrawal in relation to your house purchase i.e. phased withdrawals during the buying process. No minimum amount will apply to these withdrawals.
- 6.3** You will need to tell your conveyancer that you are using all or part of your Lifetime ISA to buy the property and they will ask you to provide them with a declaration. Your conveyancer also has to provide us with a declaration and you must make sure they do this as part of the buying process. Once we receive the paperwork we will pay the amount requested to the conveyancer within 30 days. No Withdrawal Charge will apply.
- 6.4** If your purchase does not complete within 90 days of the withdrawal, your conveyancer must tell us and return the amount withdrawn to a cash Lifetime ISA with Nottingham Building Society within 10 working days, unless your conveyancer applies for an extension under the ISA regulations.
- 6.5** If we reasonably believe that the information provided to us by the conveyancer is untrue or incomplete we will not permit the withdrawal and we will contact you on the latest telephone number that we hold for you to inform you. If we cannot reach you by telephone, we will contact you by secure message or by post at your last known address.
- 6.6** If you start saving for a home but your circumstances change and you intend to use your Lifetime ISA for saving towards retirement instead, you will need to decide whether this is the best option for you.

7 Help to Buy: ISAs

- 7.1** You can hold both a Lifetime ISA and a Help to Buy: ISA, but can only use the bonus from one of these to buy your first home.

8 Government Bonus

- 8.1** We will claim the Government Bonus from HMRC on your behalf. HMRC will calculate the Government Bonus based on the contributions you have made each month and pay each Government Bonus within four to nine weeks. The Government Bonus is paid on all contributions you make before you reach the age of 50.
- 8.2** If HMRC rejects our claim for a Government Bonus payment on your behalf, they will tell us why. We will inform you within 14 days of HMRC telling us about the rejected claim. You can apply to HMRC within 90 days asking them to reassess the decision. If you are successful, HMRC will ask us to reapply for the Government Bonus and we will do this on your behalf.
- 8.3** If a Government Bonus is wrongly paid to you, or a Withdrawal Charge is not paid by you when it should have been, HMRC can claim this amount from you. If instructed by HMRC, we are required to pay them the amount that is due directly from an account you hold with

Nottingham Building Society.

- 8.4** If you think that you have wrongly paid a Withdrawal Charge, you may apply to HMRC for a refund of the Withdrawal Charge. You must make this application within four years of paying the Withdrawal Charge.

9 Account limits

- 9.1** You must not subscribe to more than one Lifetime ISA in any one tax year.
- 9.2** You can deposit up to £4,000 each tax year before you reach the age of 50.
- 9.3** Any deposits into your Lifetime ISA must not exceed the overall ISA allowance that the Government sets each year. You can find the current overall ISA allowance on our website. You can split your ISA allowance however you like between a cash ISA, a stocks and shares ISA, a Lifetime ISA and an innovative finance ISA, as long as you do not subscribe to more than one of each type in the same tax year and do not go over the maximum overall limit or maximum limit for Lifetime ISAs and Help to Buy: ISAs.
- 9.4** Subject to any limits or rules imposed by HMRC, you can put all your annual ISA allowance into one of our cash ISA products or split it across a cash Lifetime ISA and one of our cash ISA products provided that the amount you pay in does not exceed your annual ISA allowance when added together across all your ISA products.
- 9.5** The maximum balance any one saver can hold across all of their accounts with Nottingham Building Society is £750,000. This limit can only be exceeded with any interest and Government Bonus added to your account(s).
- 9.6** Payments which do not comply with the minimum and maximum limits will be returned immediately and will not incur a Withdrawal Charge.

10 General ISA terms and conditions

- 10.1** We will operate your account in accordance with Government legislation and HMRC regulations and guidance.
- 10.2** The Lifetime ISA must be in your own name and not be held for the benefit of anyone else, including being used as security for a loan.
- 10.3** We will satisfy ourselves that anyone we delegate our functions or responsibilities under the Conditions to is competent to carry them out.
- 10.4** If you fail to satisfy the provisions of the ISA regulations or become bankrupt, we may have to void your Lifetime ISA. If this happens we will notify you. You may have to pay tax on the interest earned.
- 10.5** You can transfer your Lifetime ISA, with all rights and obligations, to another Lifetime ISA manager. To do so, please contact your new Lifetime ISA manager. When we receive transfer instructions from them we will transfer your account within the time stipulated by you or 30 working days in accordance with the ISA regulations relating to transfers. Your savings will remain tax-free as long as the transfer is made in accordance with the ISA regulations and no Withdrawal Charge will be charged.
- 10.6** If you wish to transfer your Lifetime ISA to a different type of ISA, the Withdrawal Charge may apply to the amount transferred unless you are over the age of 60 or terminally ill and are expected to have less than 12 months left to live (see Condition 5.2). You will also not be able to pay into another Lifetime ISA during the same tax year.

The 25% bonus is provided by the Government. The Lifetime ISA can be opened by customers aged 18 up to 40 years of age that reside in the UK to either save for their retirement or their first house purchase. The product has a 25% Withdrawal Charge for any withdrawals that are not an eligible life event (first house, aged over 60, terminal illness and deceased). The 25% Withdrawal Charge is on everything (deposits made, bonus and interest). Investors can pay in up to £4,000 per financial year into their Lifetime ISA and the Government will pay a 25% bonus on a monthly basis from 6th April 2018. Customers cannot pay into their Lifetime ISA from the age of 50+ or earn the 25% bonus. If you save in a Lifetime ISA instead of enrolling or contributing to a pension scheme, you may lose valuable employer contributions. Entitlement to any means tested benefits may be affected. For full terms and conditions please visit thenottingham.com for our Keyfacts document and summary box.

Nottingham Building Society is an introducer to Mortgage Advice Bureau for mortgage advice and protection. Mortgage Advice Bureau is a trading name of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Advice Bureau Limited. Registered Office: Capital House, Pride Place, Derby DE24 8QR Registered in England number: 3368205 (FCA FRN 455545). Mortgage Advice Bureau (Derby) Limited. Registered Office: Capital House, Pride Place, Derby DE24 8QR Registered in England number: 6003803 (FCA FRN 466154).

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Your home may be repossessed if you do not keep up repayments on your mortgage.

Protecting Your Money

The Financial Services Compensation Scheme (FSCS) is there to protect your money if your financial services provider goes out of business; you'll normally get your money back within seven days. All of our savings accounts are FSCS protected up to £85,000 per depositor. FSCS is funded by the financial services industry and is free to consumers. To find out more, ask at your local branch or go to FSCS.org.uk



Protected

LIT3597/0322

Cash Lifetime ISA

This Key Feature Document provides details of the Cash Lifetime ISA product

1 The product

Key features

Available to new customers/members between 18 – 39 years old. Transfers in from other Lifetime ISA providers may be permitted, please check the specific product terms and conditions.

Used to supplement your retirement plans (but not to replace them) or to use as a deposit for your first house purchase. Pay up to £4,000 per tax year into the account.

The Government pays a 25% bonus on the amount which is capped at £1,000 per tax year. You can earn up to £32,000 in bonuses over the lifetime of the product*.

The cooling off period of 30 calendar days commences from the date the account is first funded.

All ISA interest is paid tax-free, which means it is exempt from income tax. Tax rules may change in the future.

You can transfer funds in full to another Lifetime ISA or account, subject to the terms and conditions of that account. However, this may be treated as a withdrawal and incur a Government charge. You'll need to request the transfer from your new Lifetime ISA or account provider

Key restrictions

You may not open a Lifetime ISA as a joint account.

You cannot make any more payments in after the age of 50 or receive any further Government bonus. The maximum annual subscription into a Lifetime ISA is £4,000 and is part of your annual ISA allowance. You must be a UK resident for tax purposes.

You can use your Lifetime ISA to purchase your first property up to the value of £450,000 12 months after the initial funding date to be exempt from the 25% Withdrawal Charge.

A Withdrawal Charge of 25% will be applied on the amount withdrawn for any purpose other than a life event which is defined in section 2.0.

The Lifetime ISA Withdrawal Charge is designed so that the government recovers the bonus and any investment growth received. As such, your capital may be reduced and the amount you get back may be less than you paid in before both interest and bonus. Section 7.0 explains the Withdrawal Charge in further detail.

The Lifetime ISA is based on a government savings scheme and this may change in the future.

Nottingham Building Society's Lifetime ISA product is offered on a non-advised basis, therefore we are unable to provide any advice and recommendations.

*To obtain the maximum bonus you must open your Lifetime ISA account at the age of 18 and save the maximum amount (£4,000) each tax year.

2 Eligibility

Applicants:

- New Lifetime ISA applicants must be aged between 18 – 39 years old
- Must be UK residents for tax
- Must have a national insurance number
- Can only open the account in a sole name
- Have not subscribed to a Lifetime ISA in the current financial year.

Bonus

- The Government bonus of 25% will be paid on all funds deposited into the account; we will claim the bonus on your behalf
- HMRC will calculate the bonus based on the contributions you have made each month and pay each month's bonus within 4-9 weeks
- Interest will be paid on the entire balance including the Government bonus.

Life Events

A Withdrawal Charge is not incurred if:

- You are diagnosed with a terminal illness and are expected to have less than 12 months left to live (we will ask for written evidence of this from a UK registered medical practitioner or equivalent if you live overseas)
- You use your Lifetime ISA to buy your first home and have held your Lifetime ISA for 12 months or more
- You are 60 years old or older
- In the event of your death.

3 Cancellation

If you change your mind about opening an account and tell us by secure message, webchat or by letter within 30 days of receiving your Lifetime ISA confirmation we will give you your money back subject to the following provisions:

- a. Based on calendar days.
- b. The latest date to tell us is the thirty-first day from the date you opened your account.
- c. If you request to cancel your account by secure message or webchat, we will treat the date the request was sent as the date you tell us. If you post your request to cancel your account, we will treat the posting date as the date you tell us.

Your cancelled Lifetime ISA will not count as a Lifetime ISA/ISA subscription for that year. You will be treated as though you have not opened

and subscribed to the Lifetime ISA. We will return the amount deposited. No Withdrawal Charge will apply.

Any interest you have earned during this period will be paid with no tax deducted. It is your responsibility to pay any tax which you owe, based on your individual circumstances.

We do not accept any withdrawals within the cooling off period therefore any partial withdrawal requests will equate to the Lifetime ISA being closed.

4 Subscription limits

You must not subscribe to more than one Lifetime ISA in any one tax year. You can deposit up to £4,000 each tax year before you reach the age of 50.

Any deposits into your Lifetime ISA must not exceed the overall ISA allowance that the Government sets each year. The current ISA allowance information is available on our website. You can split your ISA allowance however you like between a cash ISA, a stocks and shares ISA, a Lifetime ISA and an innovative finance ISA, as long as you do not subscribe to more than one of each type in the same tax year and do not go over the maximum overall limit or maximum limit for Lifetime ISAs and Help to Buy: ISAs.

You can hold both a Lifetime ISA and a Help to Buy: ISA but you can only use the bonus from one of these accounts to purchase your first home.

Subject to any limits or rules imposed by HMRC, you can put all your annual ISA allowance into one of our cash ISA products or split it across a cash Lifetime ISA and one of our cash ISA products provided that the amount you pay in does not exceed your annual ISA allowance when added together across all your ISA products.

The maximum balance any one saver can hold across all of their accounts with Nottingham Building Society is £750,000. This limit can only be exceeded with any interest and Government Bonus added to your account(s).

Payments which do not comply with the minimum and maximum limits will be returned immediately and will not incur a Withdrawal Charge.

5 Buying your first home

You can use the money you save in your Lifetime ISA to buy your first home if you meet the following conditions:

- You have held your Lifetime ISA for at least 12 months since the first payment into the Lifetime ISA;
- The value of the property must not exceed £450,000 (whether or not you are purchasing with another person);
- The property must be purchased in the UK with a mortgage, but not a buy to let mortgage unless you, or your spouse or civil partner, are a UK Crown employee serving overseas and intend to use the property as your main residence in future;
- You must occupy the property as your main residence immediately on completion, or:
 - a. if you or your spouse/civil partner are a UK Crown employee serving overseas, you must intend to in the future; or
 - b. if the property is not fit to live in at the time of completion, you must intend to occupy it immediately on it becoming suitable for habitation; and
- You must not own, or have owned, a property previously.
- When you come to purchase your first property you will need to tell your conveyancer you want to use all or part of your Lifetime ISA towards the purchase and provide them with a declaration.
- Your conveyancer also has to provide us with a declaration. It is your responsibility to ensure this is provided.
- Once we receive your declaration and any other appropriate paperwork we will pay the amount requested to the conveyancer within 30 days.
- You can make more than one withdrawal in relation to your house purchase i.e. phased withdrawals during the buying process. No minimum amount will apply to these withdrawals.

6 Fee-free mortgage advice

Nottingham Building Society is an introducer to Mortgage Advice Bureau for mortgage advice and protection. Customers who have met all of the following criteria will qualify for fee-free mortgage advice:

- a) have applied for a new Online Lifetime ISA or;
- b) have instructed Nottingham Building Society to transfer a balance from another provider's cash or investment Lifetime ISA as part of their Online Lifetime ISA application;
- c) have continuously held and been named on the Online Lifetime ISA up to and including the advice referral date;
- d) are using the savings from their Online Lifetime ISA to buy their first home.

You will only be eligible for one fee-free mortgage advice offer with Nottingham Building Society or Mortgage Advice Bureau.

This promotion may be withdrawn at any time. Notice of withdrawal will be provided on our website thenottingham.com or our app.

The fee-free advice promotion has no alternative value and cannot be transferred or sold.

7 Withdrawal Charge

When a withdrawal is made from your Lifetime ISA, that is not an exempt life event (as detailed in Section 2 and the account Terms & Conditions), a charge of 25% will be applied by Nottingham Building Society and paid to HMRC.

The 25% charge is deducted from the amount withdrawn so the amount you receive will be net of the 25% charge meaning you would get back less than you put in. If you wish to receive a specific amount, you will need to factor in the 25% charge. The tables and examples below help explain how the 25% charge is applied.

HMRC have also provided some examples and useful scenarios which are detailed below to explain how this works for a 25% Withdrawal Charge.

Withdrawal Charge Example

Mr Jones decides to withdraw £5,000 from his Lifetime ISA.

The Withdrawal Charge is 25% of £5,000 = £1,250. Mr Jones receives £3,750 after deduction of the Withdrawal Charge. Nottingham Building Society retains the sum of £1,250 to be paid to HMRC.

Investor requests specific withdrawal amount example

Miss McDonald needs to receive £3,000 from her Lifetime ISA on 5 May 2018 to buy a car. The gross amount that needs to be deducted from her account is £4,000.

The Withdrawal Charge is 25% of £4,000 = £1,000.

Miss McDonald receives £3,000 after deduction of the Withdrawal Charge.

Nottingham Building Society retains the sum of £1,000 to be paid to HMRC.

Exempt Withdrawal Charge not returned to Lifetime ISA example

Mr Smith withdraws £4,000 from his Lifetime ISA on 10 April 2021 without charge to put towards the costs of purchasing his first residential property.

The withdrawn amount was sent direct to Mr Smith's conveyancer by the Lifetime ISA manager.

His house purchase subsequently falls through but Mr Smith's conveyancer does not return the funds into his Lifetime ISA. The balance remaining in his account is £2,000.

Because the funds are not returned a Withdrawal Charge is payable and HMRC notify Nottingham Building Society of their intention to deduct the charge from the balance in the account.

In order for Mr Smith to receive £4,000, a total of £5,333.33 should have been withdrawn from the account (25% of £5,333.33 = £1,333.33, leaving £4,000 net).

Withdrawal Charge Example Tables

Withdrawal amount			Amount requested	Specific amount		
Amount Received	Change	Amount of withdrawal		Amount of withdrawal	Change	Amount received
£375.00	£125.00	£500.00	£500.00	£666.67	£166.67	£500.00
£562.50	£187.50	£750.00	£750.00	£1,000.00	£250.00	£750.00
£750.00	£250.00	£1,000.00	£1,000.00	£1,333.33	£333.33	£1,000.00
£937.50	£312.50	£1,250.00	£1,250.00	£1,666.67	£416.67	£1,250.00
£1,125.00	£375.00	£1,500.00	£1,500.00	£2,000.00	£500.00	£1,500.00
£1,312.50	£437.50	£1,750.00	£1,750.00	£2,333.33	£583.33	£1,750.00
£1,500.00	£500.00	£2,000.00	£2,000.00	£2,666.67	£666.67	£2,000.00
£1,875.00	£625.00	£2,500.00	£2,500.00	£3,333.33	£833.33	£2,500.00
£2,250.00	£750.00	£3,000.00	£3,000.00	£4,000.00	£1,000.00	£3,000.00

The table above shows several examples with the central column listing the requested withdrawal amount.

It is also important to understand that when you make a withdrawal the charge not only recovers the Government bonus, but some of your investment too. The following example demonstrates how you may get back less than you have invested.

Transactions	Year One	Year Two
Opening deposit	£4,000.00	
HMRC 25% Bonus	£1,000.00	
Total Balance at end of year one	£5,000.00	
Non-exempt withdrawal made		£5,000.00
HMRC 25% Charge		-£1,250.00
Amount received		£3,750.00
Loss on amount invested		-£250.00

The example demonstrates that if you originally invested £4,000 and received the 25% Government bonus of £1,000, your balance at the end of year 1 would be £5,000. In year 2, if you withdrew all your funds you would incur the 25% Withdrawal Charge of £1,250. This would result in you receiving £3,750 (£5,000 less £1,250) which is less than your initial investment of £4,000.

8 Savings Objectives

The Lifetime ISA is only intended for two distinct savings goals:

- Purchasing your first home
- Saving for your retirement.

If you decide to use your Lifetime ISA to save towards your retirement you should consider:

- when you intend to retire
- what other provisions for retirement you are making (such as pension contributions)
- whether a Lifetime ISA will meet your savings goals (such as will it provide you with sufficient income in retirement).

A Cash Lifetime ISA may not be the best option for your retirement savings.

Please be aware that if you are saving into a Lifetime ISA instead of enrolling in, or contributing to a qualifying pension scheme, occupational pension scheme or personal pension scheme you may lose the benefit of contributions by an employer (if any) to that scheme; and your current and future entitlement to means tested benefits (if any) may be affected.

Nottingham Building Society encourages you to consider your Lifetime ISA subscription level in relation to your overall savings goals, your expected savings horizon and your financial circumstances as a whole, including other provisions for retirement. You should regularly review your ISA subscription levels and your financial circumstances.

9 What your Lifetime ISA may be worth at age 60

Age saving in a Lifetime ISA started	Total amount paid in by Lifetime ISA saver/ investor (£)	Total amount paid in, plus Lifetime ISA Government bonus (£)	Estimated outcome at age 60 from 0% return (£)	Estimated outcome at age 60 from 5% return (£)	Charges and estimated inflation would reduce a 5% return to: (%)
18	£128,000	£160,000	£84,051	£315,887	2.5%
25	£100,000	£125,000	£70,995	£224,090	2.5%
30	£80,000	£100,000	£60,147	£167,584	2.5%
35	£60,000	£75,000	£47,834	£117,641	2.5%
40	£40,000	£50,000	£33,860	£73,499	2.5%

This table is designed to help you understand what the value of a Lifetime ISA might be at age 60 and illustrate possible returns, depending on the age at which you start saving (starting from the first tax year following the year you turn 18). This is meant for those saving for retirement and may not be relevant to those saving for their first home. The table above makes the following assumptions:

- The maximum annual subscription has been made at the beginning of each tax year up to age 50; and
- The Lifetime ISA Government bonus has been received each year.

The estimated outcomes in Columns 4 and 5 are based on standardised rates of return and include the effect of inflation, which may not reflect actual or expected returns on this Cash Lifetime ISA. The standardised rates of return aim to help you compare it against other longer-term savings products, but does not represent the rate of interest offered on Nottingham Building Society's Lifetime ISA, which is less than the 5% used in the illustration. Please note that the actual outcome at age 60 could be significantly less than the amounts shown in Column 5.

Column 6 shows the effect of Lifetime ISA charges and inflation on the returns from a Lifetime ISA. The assumed rate of inflation is 2.5%. As Nottingham Building Society does not apply any Cash Lifetime ISA management charges, no charges have been included in this calculation. It is worth noting, for comparison, that charges will normally apply for stocks and shares Lifetime ISAs.

10 The Financial Services Compensation Scheme

This account is covered by the Financial Services Compensation Scheme (FSCS). For more information and to check personal eligibility please call Nottingham Building Society on 0344 481 0933 or visit our website www.thenottingham.com

11 Complaints

We aim to provide you with the highest standards of service. However, there may be occasions when our service falls short of your expectations. We have outlined the process that takes place in this instance.

You should firstly raise your concerns with us - there are a number of ways to do this:

Call us: You can telephone our Customer Advocates on **0344 481 0933**

Webchat: You can talk to our Customer Advocates, via our online webchat function

Write to us: You can write to us at:

Customer Advocates
Nottingham Building Society
Nottingham House
3 Fulforth Street
Nottingham
NG1 3DL

What happens next

We'll write to let you know that we've received your complaint in five working days or less. We'll look into all your concerns and will send you a detailed response within eight weeks in which we'll aim to resolve your complaint. However, there may be times when we cannot send you our final response letter by the end of the eight weeks. If this is the case we'll write to you to explain why and let you know when we can do so. Should you have any concerns in the meantime please contact our Customer Advocate team on: 0344 481 0933. Our opening times are:

Monday - Friday: 9am - 5pm
Saturday: 9am - 12.30pm
Sunday & Bank Holidays: Closed

And finally

We are committed to ensuring all complaints are fully and fairly addressed. Should you remain dissatisfied following the completion of our review, you have the option to refer the matter free of charge to the Financial Ombudsman Service at:

The Financial Ombudsman Service
Exchange Tower
London
E14 9SR

You should refer the matter to the Ombudsman as soon as possible after our final response, but this must be within six months of the date of our final response.

Please note, while you can refer your complaint to the Ombudsman at any time, they will need our consent to investigate complaints where:

- We have not had the chance to put things right
- We have not exceeded the eight-week timescale and have not yet issued our final response letter. Before you refer the matter to the Ombudsman you may wish to:
- Call them on 0800 023 4567 or email: complaint.info@financial-ombudsman.org.uk to discuss your complaint
- You can also visit their website on www.financial-ombudsman.org.uk for more information.

Nottingham Building Society

The 25% bonus is provided by the Government. The Lifetime ISA can be opened by customers aged 18 up to 40 years of age that reside in the UK to either save for their retirement or their first house purchase. The product has a 25% Withdrawal Charge for any withdrawals that are not an eligible life event (first house, aged over 60, terminal illness and deceased). Investors can pay in up to £4,000 per financial year into their Lifetime ISA and the Government will pay a 25% bonus on a monthly basis from 6th April 2018. Customers cannot pay into their Lifetime ISA from the age of 50+ or earn the 25% bonus. If you save in a Lifetime ISA instead of enrolling or contributing to a pension scheme, you may lose valuable employer contributions. Entitlement to any means tested benefits may be affected. The 25% Withdrawal Charge is on everything (deposits made, bonus and interest). For full terms and conditions please ask branch staff for our Keyfacts document and summary box.

Nottingham Building Society, Nottingham House, 3 Fulforth Street, Nottingham, NG1 3DL. Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority; FRN No. 200785.

Your home may be repossessed if you do not keep up repayments on your mortgage.

Protecting Your Money

The Financial Services Compensation Scheme (FSCS) is there to protect your money if your financial services provider goes out of business; you'll normally get your money back within seven days. All of our savings accounts are FSCS protected up to £85,000 per depositor. FSCS is funded by the financial services industry, and is free to consumers. To find out more, ask at your local branch or go to www.FSCS.org.uk



Protected

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