

New business rate card

23rd April 2025

Nottingham
Building Society

Residential: 2-year fixed

Valid from 15th April 2025

Nottingham
Building Society

Product code	Max loan to value	Initial interest rate	Product duration	Arrangement fees*	Cashback	Reverts to	Benefits
2 year fixed - available for purchases and remortgages						6.60% (VMR less1.50%)	<ul style="list-style-type: none"> • One basic free valuation • Free legal fees for remortgages (standard legal fees only) • Extra payments of up to 10% allowed each year (min £500) • All products are portable
MF131L	60%	4.89%	Fixed until 30/06/2027	£1,499	£300		
MF131M	60%	4.99%	Fixed until 30/06/2027	£999	£300		
MF131N	75%	4.99%	Fixed until 30/06/2027	£1,499	£300		
MF131P	75%	5.09%	Fixed until 30/06/2027	£999	£300		
MF131Q	80%	5.19%	Fixed until 30/06/2027	£1499	£300		
MF131R	85%	5.69%	Fixed until 30/06/2027	£999	£0		
MF131S	90%	5.79%	Fixed until 30/06/2027	£499	£0		
MF131T	95%	6.09%	Fixed until 30/06/2027	£0	£0		

Our most recent product changes are highlighted in red
 *Arrangement fees 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).

Residential: 3-year fixed

Valid from 15th April 2025

Nottingham
Building Society

Product code	Max loan to value	Initial interest rate	Product duration	Arrangement fees*	Cashback	Reverts to	Benefits
3 year fixed - available for purchases and remortgages						6.60% (VMR less 1.50%)	<ul style="list-style-type: none">• One basic free valuation• Free legal fees for remortgages (standard legal fees only)• Extra payments of up to 10% allowed each year (min £500)• All products are portable
MF131U	60%	4.89%	Fixed until 30/06/2028	£999	£300		
MF131V	75%	5.05%	Fixed until 30/06/2028	£999	£300		
MF131W	80%	5.19%	Fixed until 30/06/2028	£999	£300		
MF131X	90%	5.69%	Fixed until 30/06/2028	£499	£0		
MF131Y	95%	5.95%	Fixed until 30/06/2028	£0	£0		

Residential: 5-year fixed

Valid from 15th April 2025



Product code	Max loan to value	Initial interest rate	Product duration	Arrangement fees*	Cashback	Reverts to	Benefits
5 year fixed - available for purchases and remortgages						6.60% (VMR less1.50%)	<ul style="list-style-type: none">• One basic free valuation• Free legal fees for remortgages (standard legal fees only)• Extra payments of up to 10% allowed each year (min £500)• All products are portable
MF131Z	60%	4.75%	Fixed until 30/06/2030	£1,999	£300		
MF1321	60%	4.85%	Fixed until 30/06/2030	£999	£300		
MF1322	75%	4.85%	Fixed until 30/06/2030	£1,999	£300		
MF1323	75%	4.95%	Fixed until 30/06/2030	£999	£300		
MF1324	80%	4.99%	Fixed until 30/06/2030	£1,499	£300		
MF1325	85%	5.49%	Fixed until 30/06/2030	£999	£0		
MF1326	90%	5.59%	Fixed until 30/06/2030	£499	£0		
MF1327	95%	5.89%	Fixed until 30/06/2030	£0	£0		

Residential discount

Valid from 28th February 2025

Nottingham
Building Society

Product code	Max loan to value	Initial interest rate	Product duration	Arrangement fees*	Cashback	Reverts to	Benefits	Early repayment charges
2 year discount - available for purchases and remortgages						6.60% (VMR less 1.50%)	<ul style="list-style-type: none">• One basic free valuation• Free legal fees for remortgages (standard legal fees only)• Extra payments of up to 10% allowed each year (min £500)• All products are portable	2% early repayment charge during discounted period
MD0206	75%	5.20%	2.90% discount off the variable mortgage rate for two years	£999	£300			
MD0207	80%	5.35%	2.75% discount off the variable mortgage rate for two years	£999	£0			
MD020C	80%	5.59%	2.51% discount off the variable mortgage rate for two years	£999	£0			No early repayment charges apply during the discount rate period. Unlimited capital repayments.

Foreign national

Valid from 4th April 2025



Product code	Max loan to value	Initial interest rate	Product duration	Arrangement fees*	Cashback	Reverts to	Benefits
2 year fixed - available for purchases and remortgages						6.60% (VMR less 1.50%)	<ul style="list-style-type: none"> • One basic free valuation • Free legal fees for remortgages (standard legal fees only) • Extra payments of up to 10% allowed each year (min £500) • All products are portable
MOF03D	80%	5.49%	Fixed until 31/05/2027	£1,499	£0		
MOF03E	85%	5.89%	Fixed until 31/05/2027	£999	£0		
MOF03F	90%	6.04%	Fixed until 31/05/2027	£999	£0		
MOF03G	90%	6.15%	Fixed until 31/05/2027	£0	£0		
5 year fixed - available for purchases and remortgages							
MOF03H	80%	5.29%	Fixed until 31/05/2030	£1,499	£0		
MOF03J	85%	5.66%	Fixed until 31/05/2030	£999	£0		
MOF03K	90%	5.79%	Fixed until 31/05/2030	£999	£0		
MOF03L	90%	5.85%	Fixed until 31/05/2030	£0	£0		

Product code	Max loan to value	Initial interest rate	Product duration	Arrangement fees*	Cashback	Reverts to	Benefits
2 year fixed - available for purchases and remortgages						6.60% (VMR less 1.50%)	<ul style="list-style-type: none">• One basic free valuation• Free legal fees for remortgages (standard legal fees only)• Extra payments of up to 10% allowed each year (min £500)• All products are portable
MEF02C	80%	5.49%	Fixed until 31/05/2027	£1,499	£0		
MEF02D	90%	6.15%	Fixed until 31/05/2027	£0	£0		
5 year fixed - available for purchases and remortgages							
MEF02E	80%	5.29%	Fixed until 31/05/2030	£1,499	£0		
MEF02F	90%	5.85%	Fixed until 31/05/2030	£0	£0		



Retirement interest-only

Valid from 15th April 2025



Product code	Max loan to value	Initial interest rate	Product duration	Arrangement fees*	Reverts to	Benefits
2 year fixed - available for purchases and remortgages					6.60% (VMR less 1.50%)	<ul style="list-style-type: none">• One basic free valuation• Extra payments of up to 10% allowed each year (min £500)
MYF088	60%	5.59%	Fixed until 30/06/2027	£999		
5 year fixed - available for purchases and remortgages						
MYF089	60%	5.34%	Fixed until 30/06/2030	£999		

Limited company buy-to-let

Valid from 23rd April 2025

Nottingham
Building Society

Product code	Max loan to value	Initial interest rate	Product duration	Arrangement fees*	Cashback	Reverts to	Benefits
2 year fixed - available for purchases and remortgages						BTL VMR (7.60%)	<ul style="list-style-type: none"> • One basic free valuation • Extra payments of up to 10% allowed each year (min £500) • All products are portable • Minimum £100k loan size on all £0 fee products
MBF59V	75%	5.69%	Fixed until 30/06/2027	£999	£0		
MBF59W	75%	5.92%	Fixed until 30/06/2027	£0	£0		
MBF59X	80%	6.05%	Fixed until 30/06/2027	£999	£0		
MBF59Y	80%	6.25%	Fixed until 30/06/2027	£0	£0		
5 year fixed - available for purchases and remortgages							
MBF59Z	75%	5.15%	Fixed until 30/06/2030	£4,999	£0		
MBF601	75%	5.29%	Fixed until 30/06/2030	£2,999	£0		
MBF602	75%	5.45%	Fixed until 30/06/2030	£999	£0		
MBF603	75%	5.61%	Fixed until 30/06/2030	£0	£0		
MBF604	80%	5.76%	Fixed until 30/06/2030	£999	£0		
MBF605	80%	5.89%	Fixed until 30/06/2030	£0	£0		



Limited company buy-to-let

Valid from 28th February 2025



Product code	Max loan to value	Initial interest rate	Product duration	Arrangement fees*	Reverts to	Benefits
2 year discount - available for purchases and remortgages					BTL VMR (7.60%)	<ul style="list-style-type: none">• One basic free valuation• Extra payments of up to 10% allowed each year (min £500)• All products are portable
MBD162	75%	5.69%	<ul style="list-style-type: none">• 1.91% discount off the BTL variable mortgage rate for two years• 2% early repayment charge during initial period	£1,999		
MBD167	75%	6.05%	<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		<ul style="list-style-type: none">• One basic free valuation• Unlimited capital repayments• All products are portable

Buy-to-let (non-company borrowers)

Valid from 23rd April 2025

Product code	Max loan to value	Initial interest rate	Product duration	Arrangement fees*	Cashback	Reverts to	Benefits
2 year fixed - available for purchases and remortgages						BTL VMR (7.60%)	<ul style="list-style-type: none">• One basic free valuation• Free legal fees for remortgages (standard legal fees only)• Extra payments of up to 10% allowed each year (min £500)• All products are portable• Minimum £100k loan size on all £0 fee products
MBF59H	65%	5.45%	Fixed until 30/06/2027	£999	£300		
MBF59J	75%	5.60%	Fixed until 30/06/2027	£999	£300		
MBF59K	80%	5.60%	Fixed until 30/06/2027	£1,999	£300		
MBF59L	80%	5.80%	Fixed until 30/06/2027	£999	£300		
MBF59M	80%	6.00%	Fixed until 30/06/2027	£0	£300		
5 year fixed - available for purchases and remortgages							
MBF59N	65%	5.10%	Fixed until 30/06/2030	£999	£300		
MBF59P	75%	4.85%	Fixed until 30/06/2030	£4,999	£300		
MBF59Q	75%	5.10%	Fixed until 30/06/2030	£2,999	£300		
MBF59R	75%	5.25%	Fixed until 30/06/2030	£999	£300		
MBF59S	80%	5.35%	Fixed until 30/06/2030	£2,999	£300		
MBF59T	80%	5.55%	Fixed until 30/06/2030	£999	£300		
MBF59U	80%	5.75%	Fixed until 30/06/2030	£0	£300		
2 year discount - available for purchases and remortgages							
MBD161	75%	5.26%	<ul style="list-style-type: none">• 2.34% discount off the BTL VMR for two years• 2% early repayment charge during initial period	£1,499	£0		

Key criteria

Nottingham
Building Society



Stress rates

Residential:

- 6.25% for five-year products or like-for-like remortgages
- 8.25% for all other applications

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

Procuration fee

Residential and BTL

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

Limited company BTL

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

RIO and foreign nationals/returning expats

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

(Procuration 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 charge

Duration	Year 1	Year 2	Year 3	Year 4	Year 5
2 year	2%	1%			
3 year	3%	2%	1%		
5 year	5%	4%	3%	2%	1%
Discount	2%	2%			

Minimum packaging guides

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



Residential – self-employed income

Valid from November 2024

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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.

Residential