

New mortgage product guide

26th September 2025

**For new purchase and
remortgage applications**

Nottingham
Building Society

Residential

Valid from 26th September 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						6.35% (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.
MF136X	60%	4.81%	Fixed Until 31/12/2027	£1499	£0		
MF136Y	60%	4.91%	Fixed Until 31/12/2027	£999	£0		
MF136Z	75%	4.89%	Fixed Until 31/12/2027	£1499	£0		
MF1371	75%	4.99%	Fixed Until 31/12/2027	£999	£0		
MF1372	80%	4.96%	Fixed Until 31/12/2027	£1499	£0		
MF1373	80%	5.06%	Fixed Until 31/12/2027	£999	£0		
MF1374	85%	5.15%	Fixed Until 31/12/2027	£999	£0		
MF1375	90%	5.46%	Fixed Until 31/12/2027	£0	£0		
MF137K	90%	5.25%	Fixed Until 31/12/2027	£999	£0		
MF1376	95%	5.61%	Fixed Until 31/12/2027	£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.

Residential

Valid from 26th September 2025



Product code*	Max loan to value	Initial interest rate	Product term	Product fee**	Cashback	Reverts to	Key Features
5-year fixed - available for purchases and remortgages						6.35% (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, £125k for fee-free + cashback products.
MF1377	60%	4.89%	Fixed Until 31/12/2030	£1999	£0		
MF1378	60%	4.99%	Fixed Until 31/12/2030	£999	£0		
MF1379	75%	4.94%	Fixed Until 31/12/2030	£1999	£0		
MF137A	75%	5.04%	Fixed Until 31/12/2030	£999	£0		
MF137B	80%	5.04%	Fixed Until 31/12/2030	£1999	£0		
MF137C	80%	5.14%	Fixed Until 31/12/2030	£999	£0		
MF137D	85%	5.27%	Fixed Until 31/12/2030	£999	£0		
MF137J	90%	5.37%	Fixed Until 31/12/2030	£999	£0		
MF137E	90%	5.46%	Fixed Until 31/12/2030	£0	£0		
MF137F	90%	5.54%	Fixed Until 31/12/2030	£0	£1000		
MF137G	95%	5.61%	Fixed Until 31/12/2030	£0	£0		
MF137H	95%	5.69%	Fixed Until 31/12/2030	£0	£1000		

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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 95% LTV for residential lending.

Foreign national and returning expat

Valid from 12th September 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						6.35% (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, £125k for fee-free + cashback products.
MOF04M	80%	5.12%	Fixed Until 31/12/2027	£1,499	£0		
MOF04N	85%	5.32%	Fixed Until 31/12/2027	£999	£0		
MOF04P	90%	5.47%	Fixed Until 31/12/2027	£999	£0		
MOF04Q	90%	5.67%	Fixed Until 31/12/2027	£0	£0		
5-year fixed - available for purchases and remortgages							
MOF04R	80%	5.19%	Fixed until 31/12/2030	£1,499	£0		
MOF04S	85%	5.39%	Fixed until 31/12/2030	£999	£0		
MOF04T	90%	5.55%	Fixed until 31/12/2030	£999	£0		
MOF04U	90%	5.65%	Fixed until 31/12/2030	£0	£0		
MOF04V	90%	5.75%	Fixed until 31/12/2030	£0	£1000		

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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 12th September 2025



Product code	Max loan to value	Initial interest rate	Product term	Product fee*	Reverts to	Features
2-year fixed - available for purchases and remortgages					6.35% (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• £30k minimum loan
MYF093	60%	5.19%	Fixed until 31/12/2027	£999		
5-year fixed - available for purchases and remortgages						
MYF094	60%	5.39%	Fixed until 31/12/2030	£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).

Limited company buy-to-let – fixed rate

Valid from 12th September 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 (7.35%)	<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
MBF649	75%	5.49%	Fixed until 31/12/2027	£999	£0		
MBF64A	75%	5.69%	Fixed until 31/12/2027	£0	£0		
MBF64B	80%	5.79%	Fixed until 31/12/2027	£999	£0		
MBF64C	80%	5.99%	Fixed until 31/12/2027	£0	£0		
5-year fixed - available for purchases and remortgages							
MBF64D	75%	5.09%	Fixed until 31/12/2030	£4,999	£0		
MBF64E	75%	5.44%	Fixed until 31/12/2030	£999	£0		
MBF64F	75%	5.54%	Fixed until 31/12/2030	£0	£0		
MBF64G	80%	5.74%	Fixed until 31/12/2030	£999	£0		
MBF64H	80%	5.84%	Fixed until 31/12/2030	£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 (7.35%)	<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%	5.80%	<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 29th August 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 (7.35%)	<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
MBF63G	75%	5.49%	Fixed until 31/12/2027	£999	£0		
MBF63H	75%	5.69%	Fixed until 31/12/2027	£0	£0		
MBF63J	80%	5.79%	Fixed until 31/12/2027	£999	£0		
MBF63K	80%	5.99%	Fixed until 31/12/2027	£0	£0		
5-year fixed - available for purchases and remortgages							
MBF63L	75%	5.09%	Fixed until 31/12/2030	£4,999	£0		
MBF63M	75%	5.44%	Fixed until 31/12/2030	£999	£0		
MBF63N	75%	5.54%	Fixed until 31/12/2030	£0	£0		
MBF63P	80%	5.74%	Fixed until 31/12/2030	£999	£0		
MBF63Q	80%	5.84%	Fixed until 31/12/2030	£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.

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 Standard BTL (non-company borrowers)

- 0.40% of loan amount

RIO and foreign nationals/returning expats

- 0.50% of loan amount

Limited company BTL

- 0.55% of loan amount

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
- 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

Nottingham
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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.