

New mortgage product guide

27th March 2026

**For new purchase and
remortgage applications**

Nottingham
Building Society

**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 27th March 2026

Nottingham
Building Society

Product code	Max loan to value	Initial interest rate	Product term	Product fee*	Reverts to	Key Features
2-year fixed - available for purchases and remortgages					6.35% SVR	• 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
MOF063	80%	5.84%	Fixed Until 30/06/2028	£1,499		
MOF064	85%	6.04%	Fixed Until 30/06/2028	£999		
MOF065	90%	6.14%	Fixed Until 30/06/2028	£999		
5-year fixed - available for purchases and remortgages						
MOF066	80%	5.79%	Fixed until 30/06/2031	£1,499		
MOF067	85%	5.94%	Fixed until 30/06/2031	£999		
MOF068	90%	6.04%	Fixed until 30/06/2031	£999		

Our most recent product changes are highlighted in red

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Retirement interest-only

Valid from 27th March 2026



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% SVR	• One basic free valuation • Early repayment charges apply, with over-payments up to 10% allowed each year • £30k minimum loan
MYF10D	60%	5.69%	Fixed until 30/06/2028	£999		
5-year fixed - available for purchases and remortgages						
MYF10E	60%	5.69%	Fixed until 30/06/2031	£999		

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Limited company buy-to-let – fixed rate

Valid from 27th March 2026



Product code	Max loan to value	Initial interest rate	Product term	Product fee**	Reverts to	Key Features
2-year fixed - available for purchases and remortgages					7.35% BTL VMR	• 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 and fee-free products
MBF70P	75%	5.44%	Fixed until 30/06/2028	2.0%		
MBF70Q	75%	6.19%	Fixed until 30/06/2028	£999		
MBF70R	80%	6.79%	Fixed until 30/06/2028	£999		
5-year fixed - available for purchases and remortgages						
MBF70S	75%	5.09%	Fixed until 30/06/2031	5.0%		
MBF70T	75%	6.04%	Fixed until 30/06/2031	£999		
MBF70U	80%	6.69%	Fixed until 30/06/2031	£999		

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Limited company buy-to-let – variable rate

Valid from 20th February 2026



Product code	Max loan to value	Initial interest rate	Product term	Product fee*	Reverts to	Key Features
2-year discounted variable rate - available for purchases and remortgages					7.35% BTL VMR	• One basic free valuation • No early repayment charges apply to this product • All products are portable • £30k minimum loan
MBD16G	75%	5.89%	• 1.46% 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 27th March 2026



Product code	Max loan to value	Initial interest rate	Product term	Product fee**	Reverts to	Key Features
2-year fixed - available for purchases and remortgages					7.35% BTL VMR	• One basic free valuation • All products are portable • Free legal fees for remortgages (standard legal fees only) • 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 and fee-free products
MBF70V	75%	5.14%	Fixed until 30/06/2028	2.0%		
MBF70W	75%	5.89%	Fixed until 30/06/2028	£999		
5-year fixed - available for purchases and remortgages						
MBF70X	75%	4.89%	Fixed until 30/06/2031	5.00%		
MBF70Y	75%	5.79%	Fixed until 30/06/2031	£999		
MBF70Z	80%	6.39%	Fixed until 30/06/2031	£999		

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Buy-to-let (non-company borrowers)

Valid from 20th February 2026

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Product code	Max loan to value	Initial interest rate	Product term	Product fee*	Reverts to	Key Features
2-year discounted variable rate - available for purchases and remortgages					7.35% BTL VMR	• One basic free valuation • Free legal fees for remortgages (standard legal fees only) • No early repayment charges apply to this product • All products are portable • £30k minimum loan
MBD16H	75%	5.79%	• 1.56% discount off the BTL variable mortgage rate for two years • No early repayment charges apply during the discount period	£999		

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%			

Minimum packaging guides

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Residential – employed income

Valid from September 2025



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 September 2025

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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

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Buy-to-let

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Type of BTL	Proof of deposit for purchase applications, except where equity	Latest months bank statement showing rental income	Mandatory pre-offer requirements
Standard BTL non-portfolio Less than four BTL properties	Savings Saving statement with evidence of build up		Signed Declaration and Direct Debit Mandate
Standard BTL portfolio landlord More than 4 BTL properties	Gifted deposit Letter confirming gift signed by donor		
Limited company BTL non-portfolio Less than 4 BTL properties	Savings Saving statement with evidence of build up		
Limited company BTL portfolio landlord More than 4 BTL properties			

Mandatory document

Must have one of the following

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Buy-to-let