

# **New mortgage product guide**

**24<sup>th</sup> April 2026**

**For new purchase and  
remortgage applications**

**Nottingham**  
Building Society

## Residential

Valid from 17<sup>th</sup> April 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	<ul style="list-style-type: none"> <li>• One basic free valuation</li> <li>• Free legal fees for remortgages (standard legal fees only)</li> <li>• All products are portable</li> <li>• Early repayment charges apply, with over-payments up to 10% allowed each year</li> <li>• Minimum loan £30k for products with a product fee; £80k for fee-free products</li> </ul>
MF144D	60%	5.19%	Fixed Until 31/07/2028	£999		
MF144E	75%	5.29%	Fixed Until 31/07/2028	£999		
MF144F	80%	5.45%	Fixed Until 31/07/2028	£999		
MF144G	85%	5.55%	Fixed Until 31/07/2028	£999		
MF144H	90%	5.65%	Fixed Until 31/07/2028	£999		
MF144J	90%	5.85%	Fixed Until 31/07/2028	£0		
MF144K	95%	5.95%	Fixed Until 31/07/2028	£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 17<sup>th</sup> April 2026

**Nottingham**  
Building Society

Product code*	Max loan to value	Initial interest rate	Product term	Product fee**	Reverts to	Key Features
5-year fixed - available for purchases and remortgages					6.35% SVR	<ul style="list-style-type: none"> <li>• One basic free valuation</li> <li>• Free legal fees for remortgages (standard legal fees only)</li> <li>• All products are portable</li> <li>• Early repayment charges apply, with over-payments up to 10% allowed each year</li> <li>• Minimum loan £30k for products with a product fee; £80k for fee-free products</li> </ul>
MF144L	60%	5.21%	Fixed Until 31/07/2031	£999		
MF144M	75%	5.31%	Fixed Until 31/07/2031	£999		
MF144N	80%	5.45%	Fixed Until 31/07/2031	£999		
MF144P	85%	5.55%	Fixed Until 31/07/2031	£999		
MF144Q	90%	5.65%	Fixed Until 31/07/2031	£999		
MF144R	95%	5.85%	Fixed Until 31/07/2031	£0		

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## Foreign national and returning expat

Valid from 17<sup>th</sup> April 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	<ul style="list-style-type: none"> <li>• One basic free valuation</li> <li>• Free legal fees for remortgages (standard legal fees only)</li> <li>• All products are portable</li> <li>• Early repayment charges apply, with over-payments up to 10% allowed each year</li> <li>• Minimum loan £30k for products with a product fee; £80k for fee-free products</li> </ul>
MOF069	80%	5.65%	Fixed Until 31/07/2028	£1,499		
MOF06A	85%	5.85%	Fixed Until 31/07/2028	£999		
MOF06B	90%	5.95%	Fixed Until 31/07/2028	£999		
5-year fixed - available for purchases and remortgages						
MOF06C	80%	5.69%	Fixed Until 31/07/2031	£1,499		
MOF06D	85%	5.81%	Fixed Until 31/07/2031	£999		
MOF06E	90%	5.91%	Fixed Until 31/07/2031	£999		

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## Retirement interest-only

Valid from 17<sup>th</sup> April 2026

**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					6.35% SVR	<ul style="list-style-type: none"> <li>• One basic free valuation</li> <li>• Early repayment charges apply, with over-payments up to 10% allowed each year</li> <li>• £30k minimum loan</li> </ul>
MYF10H	60%	5.59%	Fixed until 31/07/2028	£999		
5-year fixed - available for purchases and remortgages						
MYF10J	60%	5.59%	Fixed until 31/07/2031	£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).

## Limited company buy-to-let – fixed rate

Valid from 24<sup>th</sup> April 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					7.35% BTL VMR	<ul style="list-style-type: none"> <li>• One basic free valuation</li> <li>• All products are portable</li> <li>• Early repayment charges apply, with over-payments up to 10% allowed each year</li> <li>• Minimum loan £30k for products with a product fee; £100k for % fee and fee-free products</li> </ul>
MBF71G	75%	5.09%	Fixed until 31/07/2028	2.0%		
MBF71H	75%	5.79%	Fixed until 31/07/2028	£999		
MBF71J	80%	6.49%	Fixed until 31/07/2028	£999		
5-year fixed - available for purchases and remortgages						
MBF71K	75%	4.89%	Fixed until 31/07/2031	5.0%		
MBF71Z	75%	5.54%	Fixed until 31/07/2031	£4,999		
MBF71L	75%	5.79%	Fixed until 31/07/2031	£999		
MBF71M	80%	6.45%	Fixed until 31/07/2031	£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 95% LTV for residential lending.

## Limited company buy-to-let – variable rate

Valid from 2<sup>nd</sup> April 2026

**Nottingham**  
Building Society

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	<ul style="list-style-type: none"> <li>• One basic free valuation</li> <li>• No early repayment charges apply to these products</li> <li>• All products are portable</li> <li>• Minimum loan £30k for products with a product fee; £100k for % fee and fee-free products</li> </ul>
MBD16K	75%	4.79%	2.56% discount off the BTL variable mortgage rate for two years	2.0%		
MBD16G	75%	5.89%	1.46% discount off the BTL variable mortgage rate for two years	£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.

## Buy-to-let (non-company borrowers)

Valid from 24<sup>th</sup> April 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					7.35% BTL VMR	<ul style="list-style-type: none"> <li>• One basic free valuation</li> <li>• All products are portable</li> <li>• Free legal fees for remortgages (standard legal fees only)</li> <li>• Early repayment charges apply, with over-payments up to 10% allowed each year</li> <li>• Minimum loan £30k for products with a product fee; £100k for % fee and fee-free products</li> </ul>
MBF71N	75%	4.95%	Fixed until 31/07/2028	2.0%		
MBF71P	75%	5.69%	Fixed until 31/07/2028	£999		
5-year fixed - available for purchases and remortgages						
MBF71Q	75%	4.79%	Fixed until 31/07/2031	5.0%		
MBF721	75%	5.49%	Fixed until 31/07/2031	£4,999		
MBF71R	75%	5.69%	Fixed until 31/07/2031	£999		
MBF71S	80%	6.35%	Fixed until 31/07/2031	£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 95% LTV for residential lending.

## Buy-to-let (non-company borrowers)

Valid from 2<sup>nd</sup> April 2026

**Nottingham**  
Building Society

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	<ul style="list-style-type: none"> <li>• One basic free valuation</li> <li>• No early repayment charges apply to these products</li> <li>• All products are portable</li> <li>• Minimum loan £30k for products with a product fee; £100k for % fee and fee-free products</li> </ul>
MBD16J	75%	4.69%	2.66% discount off the BTL variable mortgage rate for two years	2.0%		
MBD16H	75%	5.79%	1.56% discount off the BTL variable mortgage rate for two years	£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

## Procuration 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

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
- 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	0%	0%			

# Minimum packaging guides

**Nottingham**  
Building Society



# Residential – employed income

Valid from September 2025



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



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
<b>Sole traders and partnerships</b> (inc. salary, annual retaining profits, etc.)	Latest 2 years	Last year		<p>Savings</p> <p>Saving statement with evidence of build up</p> <p>Gifted deposit</p> <p>Letter confirming gift signed by donor</p>	<p>Signed Declaration and Direct Debit Mandate</p>
<b>Limited co director</b> (inc. salary, dividends and annual retaining profits, etc.)	Last 2 years	Last year			
<b>Contractor</b>	Last 2 years		CIS vouchers and P60 to support employment ref we will issue to main contract		
<b>NET rental income from property</b>	Last 2 years				

Mandatory document

Must have one of the following

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# Buy-to-let

Valid from September 2025

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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
<b>Standard BTL non-portfolio</b> Less than four BTL properties	Savings Saving statement with evidence of build up		Signed Declaration and Direct Debit Mandate
<b>Standard BTL portfolio landlord</b> More than 4 BTL properties	Gifted deposit Letter confirming gift signed by donor		
<b>Limited company BTL non-portfolio</b> Less than 4 BTL properties	Savings Saving statement with evidence of build up		
<b>Limited company BTL portfolio landlord</b> More than 4 BTL properties			

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.

Buy-to-let