

New mortgage product guide

17th July 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.

Residential

Valid from 17th July 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	• 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
MF147A	60%	5.04%	Fixed Until 30/09/2031	£1,999		
MF147B	60%	5.14%	Fixed Until 30/09/2031	£999		
MF147C	75%	5.14%	Fixed Until 30/09/2031	£1,999		
MF147D	75%	5.24%	Fixed Until 30/09/2031	£999		
MF147E	80%	5.34%	Fixed Until 30/09/2031	£999		
MF147F	85%	5.46%	Fixed Until 30/09/2031	£999		
MF147G	90%	5.59%	Fixed Until 30/09/2031	£999		
MF147H	90%	5.69%	Fixed Until 30/09/2031	£0		
MF1486	95%	5.89%	Fixed Until 30/09/2031	£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.

Foreign national and returning expat

Valid from 29th June 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					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
MOF06X	80%	5.59%	Fixed Until 30/09/2028	£1,499		
MOF06Y	85%	5.79%	Fixed Until 30/09/2028	£999		
MOF06Z	90%	5.94%	Fixed Until 30/09/2028	£999		
MOF071	90%	6.14%	Fixed Until 30/09/2028	£0		
5-year fixed - available for purchases and remortgages						
MOF072	80%	5.59%	Fixed Until 30/09/2031	£1,499		
MOF073	85%	5.74%	Fixed Until 30/09/2031	£999		
MOF074	90%	5.89%	Fixed Until 30/09/2031	£999		
MOF075	90%	5.99%	Fixed Until 30/09/2031	£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).

Life Happens Tier 1

Valid from 17th July 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					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
MJF026	60%	5.59%	Fixed Until 30/09/2028	£999		
MJF027	80%	5.85%	Fixed Until 30/09/2028	£999		
MJF01Z	85%	6.14%	Fixed Until 30/09/2028	£999		
MJF021	90%	6.39%	Fixed Until 30/09/2028	£999		
5-year fixed - available for purchases and remortgages						
MJF028	60%	5.59%	Fixed Until 30/09/2031	£999		
MJF029	80%	5.85%	Fixed Until 30/09/2031	£999		
MJF024	85%	6.09%	Fixed Until 30/09/2031	£999		
MJF025	90%	6.34%	Fixed Until 30/09/2031	£999		

*Product fee can be added to the loan, subject to meeting lending policy (e.g. maximum LTV for newbuild lending, flats, capital raising, etc).

Life Happens Tier 2

Valid from 17th July 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					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
MKF01R	60%	5.85%	Fixed Until 30/09/2028	£999		
MKF01S	80%	6.09%	Fixed Until 30/09/2028	£999		
MKF01M	85%	6.39%	Fixed Until 30/09/2028	£999		
5-year fixed - available for purchases and remortgages						
MKF01T	60%	5.85%	Fixed Until 30/09/2031	£999		
MKF01U	80%	6.09%	Fixed Until 30/09/2031	£999		
MKF01Q	85%	6.34%	Fixed Until 30/09/2031	£999		

*Product fee can be added to the loan, subject to meeting lending policy (e.g. maximum LTV for newbuild lending, flats, capital raising, etc).

Retirement interest-only

Valid from 29th June 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	• One basic free valuation • Early repayment charges apply, with over-payments up to 10% allowed each year • £30k minimum loan
MYF10X	60%	5.39%	Fixed Until 30/09/2028	£1499		
MYF10Y	60%	5.54%	Fixed Until 30/09/2028	£999		
5-year fixed - available for purchases and remortgages						
MYF10Z	60%	5.59%	Fixed Until 30/09/2031	£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 17th July 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	• 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
MBF757	75%	3.50%	Fixed Until 30/09/2028	5%		
MBF74C	75%	4.89%	Fixed Until 30/09/2028	2%		
MBF74D	75%	5.64%	Fixed Until 30/09/2028	£999		
MBF74E	75%	5.94%	Fixed Until 30/09/2028	£0		
MBF74F	80%	5.99%	Fixed Until 30/09/2028	£999		
5-year fixed - available for purchases and remortgages						
MBF74G	75%	4.74%	Fixed Until 30/09/2031	5%		
MBF74H	75%	5.44%	Fixed Until 30/09/2031	£4,999		
MBF74J	75%	5.64%	Fixed Until 30/09/2031	£999		
MBF74K	75%	5.79%	Fixed Until 30/09/2031	£0		
MBF74L	80%	5.95%	Fixed Until 30/09/2031	£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 22nd May 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 these products • All products are portable • Minimum loan £30k for products with a product fee; £100k for % fee and fee-free products
MBD16K	75%	4.79%	2.56% discount off the BTL variable mortgage rate for two years	2.0%		
MBD16M	75%	5.65%	1.70% 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 23rd June 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	• 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
MBF742	75%	3.54%	Fixed Until 30/09/2028	5%		
MBF743	75%	4.79%	Fixed Until 30/09/2028	2%		
MBF744	75%	5.59%	Fixed Until 30/09/2028	£999		
MBF745	75%	5.85%	Fixed Until 30/09/2028	£0		
5-year fixed - available for purchases and remortgages						
MBF746	75%	4.69%	Fixed Until 30/09/2031	5%		
MBF747	75%	5.39%	Fixed Until 30/09/2031	£4,999		
MBF748	75%	5.64%	Fixed Until 30/09/2031	£999		
MBF749	75%	5.79%	Fixed Until 30/09/2031	£0		
MBF74A	80%	5.84%	Fixed Until 30/09/2031	£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 22nd May 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	• One basic free valuation • Free legal fees for remortgages (standard legal fees only) • No early repayment charges apply to these products • All products are portable • Minimum loan £30k for products with a product fee; £100k for % fee and fee-free products
MBD16J	75%	4.69%	2.66% discount off the BTL variable mortgage rate for two years	2.0%		
MBD16L	75%	5.55%	1.80% 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

Nottingham
Building Society

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

Life Happens Criteria



	Core	Life Happens 1	Life Happens 2
Maximum LTV	95%	90%	85%
Secured Arrears	Up to date last 36 months	Max status 2 in 36 months None in last 12 months	Max status 2 in 12 months None in last 6 months
Unsecured Loan Arrears	Max status 2 in 24 months Up to date last 12 months	Max status 2 in 12 months None in last 6 months	Max status 2 in 6 months Currently up to date
Other unsecured arrears	Higher arrears on other credit may be considered subject to credit score and Underwriter assessment		
CCJ's and Defaults	CCJ's or defaults less than £500 may be considered subject to credit score and Underwriter assessment		
	CCJs/defaults over £500 combined: None registered in the last 36 months	CCJs/defaults over £500 combined: None registered in the last 24 months	CCJs/defaults over £500 combined: None registered in the last 12 months
	CCJs older than 5 years regardless of value are acceptable. Other CCJs and defaults may be acceptable subject to credit scoring.	Unsatisfied CCJ's and defaults can be considered where applicants are making contributions to reduce these. Payments will be included as commitments for affordability	
Debt Management plans	No new agreements registered in the last 36 months	Any ongoing agreements satisfactorily maintained for the last 12 months	
IVA's	Discharged for 3 years	Discharged for 1 year	Discharged at any time (not currently active)
Bankruptcy/Debt relief order	Discharged for 3 years		
Please note	Applicants meeting the MCOB defined Impaired Credit History (ICH) status are not accepted.	If an applicant falls under the FCA definition of Credit Impaired, all outstanding commitments will be included within the affordability calculation, irrespective of being repaid or not	



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

Nottingham
Building Society

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



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.



Buy-to-let

Valid from September 2025

Nottingham
Building Society

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

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