

General Conditions (Residential)

1. The Mortgage Offer is conditional on:
 - a) the title to the Property being satisfactory to us; and
 - b) your obtaining full vacant possession of the Property on or before completion of the Mortgage;
 - c) unless we agree otherwise your providing the balance of the purchase price of the Property from your own resources, without any further borrowing; and
 - d) (unless we agree otherwise) any existing Mortgage you may have being redeemed on or before completion of the Mortgage.
2. The Society may withdraw or change this Mortgage Offer at any time before completion of the mortgage if either of the following apply:
 - anything happens or comes to light after the date of this Mortgage Offer that is inconsistent with the basis on which it is made. This could include changes in your circumstances (such as loss of employment) that are likely to have a material impact on your ability to afford the loan, or matters that have a material adverse effect on the condition or value of the property, or the legal title to it.
 - You have knowingly provided incomplete, false or inaccurate information in connection with your application for the loan.
3. After completion of the Mortgage, you must personally reside in the Property, and you must not let it, unless we agree otherwise. You must not make any structural alteration to the Property unless we agree otherwise.
4. You must note that the valuation report obtained by us is for our benefit only. It may not contain details of defects that would be important to you as owner of the Property, but not necessarily to us as lender. You are advised to obtain your own survey of the Property to satisfy yourself about its condition. Due to the limited nature of a valuation, neither we nor our valuer accept any responsibility to you for the contents of the valuation report. Neither does the Society accept any responsibility for the workmanship, construction or state of repair of the Property.
5. **You will need to forward to us a buildings insurance policy which complies with our Terms for Insurance leaflet. Insurance must be in force prior to us releasing the Loan and the policy must confirm that the property is insured on a let property basis.** Thereafter, it is your responsibility to ensure that the buildings insurance is maintained throughout the life of the mortgage. The level of buildings cover must be no less than the recommended sum insured when shown in the Insurance section of your Mortgage Offer and must be index-linked. The risks covered must be at least the following, together with any other reasonable risk requirements (reflecting current industry practice) of which we may have given you reasonable notice from time to time: fire, lightning, aircraft, explosion, earthquake, storm, flood, escape of water or oil, riot, malicious damage, theft or attempted theft, falling trees and branches and aerials, subsidence, heave, landslip, collision, accidental damage to underground services, professional fees demolition and site clearance costs, and public liability. The insurance company must be authorised by the Prudential Regulation Authority or the Financial Conduct Authority and regulated by the Financial Conduct Authority and/or the Prudential Regulation Authority. You: i) accept sole responsibility for the choice of insurer, the sum insured and the extent of cover but you must meet our minimum requirements as set out in this condition; ii) undertake to pay all premiums as they fall due and maintain the sum insured at a level covering the full re-building cost of the property.
6. The interest period on the Mortgage is a day. This means that interest is calculated on the capital balance outstanding at the end of each day, taking into account any transactions processed on that day. The accrued interest is added to the capital balance at the end of each calendar month. Under the Mortgage Conditions, we have the power to alter the interest rate and the amount of the Monthly Payment. References in the Mortgage Offer, the General and Special Conditions and/or the Mortgage Conditions to the Standard Variable Rate are to the rate of interest charged to all our new and existing residential Mortgage borrowers, other than those who have chosen products at special rates or who pay a higher rate based on their individual circumstances.
7. Under the Mortgage Conditions, you will be required to make a Monthly Payment on each Payment Day. The Payment Day is the day of the Month on which the Mortgage is completed. (For example, if the Mortgage is completed on the tenth day of a Month, the Payment Day will be the tenth of each Month.) However, if this day is not a working day in any Month,

then the Payment Day in that Month will be the last working day before that day. Interest for the period from the date of completion of the Mortgage up to the first Payment Day will need to be paid and will be added to the first Monthly Payment. We will notify you after completion of the amount required.

8. Subject to any Special Conditions relating to the Mortgage, you may repay all or any part of a Loan at any time. Any additional capital repayment must be for at least the amount we specify as the Minimum Capital Repayment. At present, this is £1.
9. With the exception of our Fees Assisted products, you will be responsible for the costs of our Conveyancer in relation to the Mortgage, whether or not completion takes place.
10. You should consider arranging appropriate life assurance to cover the amount of the Loan.
11. You will be responsible for putting in place and supplying details of all savings plans (for example, endowment policies, pension plans and/or ISAs) taken out in connection with the Mortgage. You will be responsible for ensuring that all premiums or other payments relating to such plans are paid. We will not be responsible if premiums or payments are not paid or plans are cancelled.
12. If the Property is leasehold, your Conveyancer will be asked to confirm that the lease contains satisfactory arrangements for repair and maintenance of roofs, walls, common parts and services.
13. If the Property is new, then it must be completed to our satisfaction before the Loan is made. If the Property was built less than 10 years ago it must be covered by one of the following:
 - 10 Year Structural Protection Warranty issued by NHBC
 - Zurich Municipal Guarantee (formerly Foundation 15 Certificate) - no longer available after October 2009
 - ARIBA Architect's Certificate and transferable warranty issued by an architect who is a member of the Architects Registration Board
 - MCIAT (Member of the Chartered Institute of Architectural Technologists) architects certificate and transferable warranty provided the individual architects qualifications has been seen and approved by the Society beforehand
 - Building LifePlans Scheme
 - Premier Guarantee
 - LABC New Home Warranty
 - Checkmate - Castle 10
 - An insurance backed guarantee provided by a fellow or member of the Royal Institution of Chartered Surveyors (FRICS or MRICS)
 - An insurance backed guarantee provided by a fellow or member of the Institution of Structural Engineers (F.I.Struct.E or M.I.Struct.E)
 - An insurance backed guarantee provided by a fellow or member of the Chartered Institute of Building (FCIOB or MCIOB)
 - An insurance backed guarantee provided by a fellow or member of the Architecture and Surveying Institute (FASI or MASI)
 - An insurance backed guarantee provided by a fellow or member of the Association of Building Engineers (FB.Eng or MB.Eng)
 - An insurance backed guarantee provided by a fellow or member of the Institution of Civil Engineers (FICE or MICE)
14. If we find out that you have let the property without our agreement, we may increase your interest rate to our Commercial Variable Interest Rate and backdate the change, at the Commercial Interest Rate, to the date the property was first let.
15. For the purposes of the Mortgage Conditions, the Initial Monthly Payment payable is the total initial monthly payments set out in **Section 6**, and the Mortgage Term is the term of the mortgage specified in **Section 3**.
16. The mortgage contract and our relations with you will be governed by English Law. We will communicate with you in the English language unless otherwise agreed between us.
17. We are authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Our Financial Services Register number is 159601. You can check this on the Financial Services Register by visiting the FCA's website www.fca.org.uk/firms/systems-reporting/register or by contacting the FCA on 0800 111 6768.