

Existing Mortgage Customers – Residential

As an existing mortgage customer we will offer you better deals than those offered to new mortgage customers when your current deal ends. Also, if you need to borrow more you can do so on the products shown below.

Why Metro Bank for mortgages

- Customers taking a further advance on their existing property or switching to a new deal can choose from our best rates with lower fees.
- Customers switching to a new deal can do so up to three months prior to the end of their current deal without any Early Repayment Charges
- Personal service – one single point of contact through your mortgage process
- Individual case underwriting so we can take account of a Customer's personal circumstances

Mortgages up to £2 Million - Total Aggregated Borrowing							
Product Code	Maximum Loan to Value**	Maximum Loan size	Initial interest Rate	Product Fee	Follow on Rate (Standard Variable Rate)	Overall cost for comparison APRC***	Annual Overpayment Allowed
2 Year Fixed Rates							
RX751	75%	£2m	1.99%	£499	3.75%	3.5% APRC	20% of initial amount borrowed
RX752	80%	£1.5m	2.04%			3.5% APRC	
RX753	85%	£1m	2.29%			3.5% APRC	
3 Year Fixed Rates							
RX755	75%	£2m	2.09%	£499	3.75%	3.3% APRC	20% of initial amount borrowed
RX756	80%	£1.5m	2.19%			3.4% APRC	
RX757	85%	£1m	2.39%			3.4% APRC	
5 Year Fixed Rates							
RX1007	65%	£2m	1.99%	£499	3.75%	3.0% APRC	20% of initial amount borrowed
RX1008	70%		2.19%			3.1% APRC	
RX1009	75%		2.29%			3.1% APRC	
RX1010	80%	£1.5m	2.39%			3.2% APRC	
RX1011	85%	£1m	2.49%			3.2% APRC	
2 Year Tracker Rates							
RX754	75%	£2m	1.94% (Base Rate + 1.69%)	£499	3.75%	3.5% APRC	20% of initial amount borrowed
	80%	£1.5m					
	85%	£1m					

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Details correct as at 29 September 2016. Rates may be changed without notice.

Loan to Value Limits	
Maximum 85% - Up to £1,000,000 loan amount	Maximum 80% - Up to £1,500,000 loan amount
Maximum 75% - Up to £2,000,000 loan amount	Maximum 70% - Up to £2,500,000 loan amount
Maximum 65% - Up to £3,000,000 loan amount	Maximum 60% - Up to £10,000,000 loan amount
Maximum 50% - Over £10,000,000 loan amount	

OPEN 7 DAYS

Monday - Friday: 8am - 8pm • Saturday: 8am - 6pm • Sunday: 11am - 5pm
Local Call Centre: 0345 08 08 500 • metrobankonline.co.uk • [MetroBank_Help](https://twitter.com/MetroBank_Help)

Existing Mortgage Customers - Buy to Let (continued)

Mortgages between £2 Million and £5 Million - Total Aggregated Borrowing							
Product Code	Maximum Loan to Value**	Maximum Loan size	Initial interest Rate	Product Fee	Follow on Rate (Standard Variable Rate)	Overall cost for comparison APRC***	Annual Overpayment Allowed
2 Year Fixed Rates							
RX1044	60%	£5m	1.99%	£2,499	3.75%	3.5% APRC	20% of initial amount borrowed
	65%	£3m					
	70%	£2.5m					
3 Year Fixed Rates							
RX1045	60%	£5m	2.09%	£2,499	3.75%	3.3% APRC	20% of initial amount borrowed
	65%	£3m					
	70%	£2.5m					
5 Year Fixed Rates							
RX1046	60%	£5m	2.19%	£2,499	3.75%	3.1% APRC	20% of initial amount borrowed
	65%	£3m					
	70%	£2.5m					
2 Year Tracker Rates							
RX1047	60%	£5m	1.94% (Base Rate + 1.69%)	£2,499	3.75%	3.4% APRC	20% of initial amount borrowed
	65%	£3m					
	70%	£2.5m					
5 Year Tracker Rates							
RX1048	60%	£5m	1.94% (Base Rate + 1.69%)	£2,499	3.75%	3.0% APRC	20% of initial amount borrowed
	65%	£3m					
	70%	£2.5m					

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Residential Mortgage Range (continued)

Some charges to be aware of

- Standard valuation fee per property (see table below)
- Other fees may apply after you take out your mortgage (please see our Tariff of Charges for more details)

Value up to	Fee for Standard Valuation	Value up to	Fee for Standard Valuation
£200,000	£200	£1,000,000	£700
£250,000	£270	£1,250,000	£950
£300,000	£300	£1,500,000	£1,100
£350,000	£350	£1,750,000	£1,250
£400,000	£350	£2,000,000	£1,500
£450,000	£400	£3,000,000	£1,750
£500,000	£400	£4,000,000	£2,250
£600,000	£500	£5,000,000	£2,750
£700,000	£600	Over £5,000,000	By negotiation
£750,000	£600		

The standard valuation is for Metro Bank's use only

Early repayment charges (1% for each year of initial rate remaining)

You can pay back the capital part of your loan by making "overpayments". These are amounts in excess of your monthly mortgage payment. An early repayment charge may apply if you make overpayments whilst you are paying the initial rate on your mortgage. Where this does apply, an early repayment charge is payable if the total overpayments in any one year exceed 10% of the amount which you borrowed. The early repayment charge is a percentage of the repaid amount, calculated as follows:

Years left on initial rate	Between 4+5	Between 3+4	Between 2+3	Between 1+2	1 or less
Percentage of overpayment amount	5%	4%	3%	2%	1%

For example, if you take out a five year fixed rate mortgage on 1 December 2016, then until 30 November 2017 you have between 4 and 5 years left on the initial rate. An early repayment charge in this period is calculated as 5% of the amount of your overpayment.

*Rates are not available for professional investors.

**"Loan to value" is the amount you want to borrow described as a percentage of the total value of the property. Bank of England Base Rate, currently 0.25%.

**The APRC is calculated using the following scenario: property value of £600,000, a further advance of £25,000 and a product switch is applied to an existing mortgage balance of £300,000. The mortgage has a 20 year term and is repayable on an interest only basis. Fee total of £1,149 are not part of the loan amount. For mortgages over £2m to £3m the APRC is calculated using the following scenario: property value of £3,500,000; a further advance of £100,000 and a product switch is applied to an existing mortgage balance of £2,400,000. The mortgage has a 20 year term and is repayable on an interest only basis. Fees total of £5,049 are not part of the loan amount.

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