



Taylor Wimpey Help to Buy Scheme at Middlefield Spring

Mortgage Example

Purchase Price	Mortgage loan at 75%	Equity Share loan Interest free 5 years	Client deposit required	Monthly Payment for the mortgage loan at 75%
£269,995	£202,496	£53,999	£13,500	£633.99

- **1.64% fixed rate for 2 years***
- **Then 4.24% variable rate for the remainder of the 30 year term repayment mortgage***
- **Initial monthly mortgage payment of £633.99**
- **The APRC applicable of your loan is 3.99% APRC***
- **Early Repayment Charges apply during fixed rate term****
- **No interest payable on the equity share for the first five years*****

*Offer based on Purchase Price of £269,995 with a mortgage of £202,496 payable over a 30 years, initially on a fixed rate for 2 years at 1.64% and then a variable rate of 4.24% for the remaining 28 years, would require 24 monthly repayments of £633.99 followed by 336 monthly repayments of £909.80. The total amount repayable would be £376,625.31 made up of the loan amount, plus interest (£173,000.56) and fees of £999. The overall cost for comparison is 3.99% APRC representative.

The interest rates above were correct at 01/03/2019. Mortgage products are subject to availability and can be withdrawn at short notice.

**An early repayment charge applies if you want to repay the mortgage early. The figures assume a start date for the mortgage of 1st April 2019. The charge is calculated using a loan amount of £202,496.00 and is based on 2% of the outstanding loan if the mortgage is repaid before 01/11/2019. 1% of the outstanding loan if the mortgage is repaid between the 1st April 2019 to 1st April 2020. In addition, a redemption charge of £65.00 is also payable. Based on the original amount borrowed, a cash example of the early repayment charge that could apply would be £4,114.92 if the mortgage is repaid before 01/04/2020. £2,089.96 if the mortgage is repaid before 01/04/2021. Therefore the maximum charge you could pay would be £4,049.92 plus fees which are currently £65.00 .

***The Homes and Communities Agency will provide an initial loan of £53,999 for the remaining amount of the purchase price for up to 25 years, secured by an equal second charge over the property. The repayment sum will reflect up to 20% of the market value of the property at the time the property is sold or remortgaged. No interest is payable for the first five years however a monthly fee of £1 will be charged for the first five years. After the first five years you



will pay an additional fee as interest of 1.75%, rising annually by the increase (if any) in the Retail Price Index (RPI) plus 1%.

Terms and conditions apply and full details will be provided on request by Xact Mortgages Limited, First Floor, 6 The Square, Solihull, West Midlands, B91 3RB. This product may not be the most suitable product for your circumstances – contact Xact Mortgages Limited for further information.

This offer is subject to status and is only available on selected developments and properties. It is not offered with any other promotion. Eligibility and affordability for this scheme must be assessed by a Help to Buy Agent. The maximum income multiple that the Homes and Communities Agency allow when assessing affordability is 4.5 times your household income. For full details please contact the Marketing Suite. Applications are subject to status and valuation and the right to decline any application is reserved. Minimum age of applicant is 18.

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0121 712 6230**

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

This firm does not charge a fee for mortgage advice

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