

For buyers and new customers switching from another lender

You can choose from a range of fixed or variable residential mortgage rates with different features to suit your needs. Some mortgages come with no product fee, cashback, or we might pay for a Standard Valuation or the standard legal fees.

- ▶ All the details on our rates are correct from 26/02/2026. Our rates are the same online as over the phone and can be removed at any time, without notice.
- ▶ The rates you'll be able to choose from depend on the type of mortgage you have and your Loan to Value (LTV). Your LTV is the amount you owe on your mortgage as a percentage of how much your property is worth. For example if you owe £75,000 and your property is worth £100,000, your LTV would be 75%.
- ▶ You must pay a lending fee of £195 to take out a mortgage with us. You can delay paying this until you pay off the mortgage and close your account.
- ▶ All our fixed interest rates move onto our Standard Variable Rate (SVR) when the fixed period ends. **Our SVR is currently 6.94%**. Your mortgage will stay on this rate for the length of your mortgage unless you switch to another deal. You can apply for a new fixed rate six months before your current deal ends.

60% Loan to Value Fixed Rates

Term	LTV	Rate	End Date	Overall Cost for Comparison	Product Fee	Cashback	Standard Legals Fees Paid by Lender	Standard Valuation Fee Paid by Lender	Repayment basis	Early Repayment Charge	Min Loan	Max Loan	Code
2 Year	60%	3.87% fixed	31/05/2028	6.6% APRC	£995	£0	No	Yes	• Capital Repayment • Part & Part • Interest Only	3% until 31/05/2027 then 2% until 31/05/2028	£25,001	£1,500,000	AKYN
2 Year	60%	4.05% fixed	31/05/2028	6.5% APRC	£0	£0	Remortgage Only	Yes	• Capital Repayment • Part & Part • Interest Only	3% until 31/05/2027 then 2% until 31/05/2028	£25,001	£1,500,000	AKYP
3 Year	60%	4.13% fixed	31/05/2029	6.3% APRC	£0	£0	Remortgage Only	Yes	• Capital Repayment • Part & Part • Interest Only	3% until 31/05/2028 then 2% until 31/05/2029	£25,001	£1,500,000	ALAX

Representative example:

A mortgage of £168,857 payable over 25 years initially on a fixed rate for 2 years at 4.09% and then on our current variable rate of 6.94% for the remaining 23 years would require 24 monthly payments of £900 and 276 monthly payments of £1,167.

The total amount payable would be £345,011 made up of the loan amount plus interest (£174,949), product fee (£995), valuation fee (£0), funds transfer fee (£15), legal fee (£0) and lending fee (£195).

The overall cost for comparison is 6.6% APRC representative.

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75% Loan to Value Fixed Rates

*For Interest Only and Part & Part mortgages the maximum Interest Only Element is 60%

Term	LTV	Rate	End Date	Overall Cost for Comparison	Product Fee	Cashback	Standard Legals Fees Paid by Lender	Standard Valuation Fee Paid by Lender	Repayment basis	Early Repayment Charge	Min Loan	Max Loan	Code
2 Year	75%	3.84% fixed	31/05/2028	6.6% APRC	£1,495	£0	No	Yes	• Capital Repayment • Part & Part* • Interest Only*	3% until 31/05/2027 then 2% until 31/05/2028	£25,001	£1,000,000	AKYQ
2 Year	75%	3.87% fixed	30/04/2028	6.6% APRC	£995	£0	No	Yes	• Capital Repayment • Part & Part* • Interest Only*	3% until 30/04/2027 then 2% until 30/04/2028	£25,001	£1,000,000	AKNL
2 Year	75%	3.97% fixed	30/04/2028	6.5% APRC	£495	£0	Remortgage Only	Yes	• Capital Repayment • Part & Part* • Interest Only*	3% until 30/04/2027 then 2% until 30/04/2028	£25,001	£1,000,000	AKNN
2 Year	75%	4.08% fixed	31/05/2028	6.5% APRC	£0	£0	Remortgage Only	Yes	• Capital Repayment • Part & Part* • Interest Only*	3% until 31/05/2027 then 2% until 31/05/2028	£25,001	£1,000,000	AKYR
3 Year	75%	4.04% fixed	31/05/2029	6.3% APRC	£995	£0	Remortgage Only	Yes	• Capital Repayment • Part & Part* • Interest Only*	3% until 31/05/2028 then 2% until 31/05/2029	£25,001	£1,000,000	ALAY
3 Year	75%	4.10% fixed	31/05/2029	6.4% APRC	£495	£300	No	Yes	• Capital Repayment • Part & Part* • Interest Only*	3% until 31/05/2028 then 2% until 31/05/2029	£50,000	£1,000,000	ALAZ
3 Year	75%	4.16% fixed	31/05/2029	6.3% APRC	£0	£0	Remortgage Only	Yes	• Capital Repayment • Part & Part* • Interest Only*	3% until 31/05/2028 then 2% until 31/05/2029	£25,001	£1,000,000	ALBA

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Northern Ireland

Residential mortgage rates



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80% Loan to Value Fixed Rates - Purchase Only

Term	LTV	Rate	End Date	Overall Cost for Comparison	Product Fee	Cashback	Standard Legals Fees Paid by Lender	Standard Valuation Fee Paid by Lender	Repayment basis	Early Repayment Charge	Min Loan	Max Loan	Code
2 Year	80%	4.19% fixed	30/04/2028	6.6% APRC	£0	£300	No	Yes	• Capital Repayment	3% until 30/04/2027 then 2% until 30/04/2028	£50,000	£1,000,000	AKNT

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2 Year	80%	3.92% fixed	30/04/2028	6.6% APRC	£1,495	£0	No	Yes	• Capital Repayment	3% until 30/04/2027 then 2% until 30/04/2028	£25,001	£1,000,000	AKNV
2 Year	80%	3.95% fixed	30/04/2028	6.6% APRC	£1,495	£300	No	Yes	• Capital Repayment	3% until 30/04/2027 then 2% until 30/04/2028	£50,000	£1,000,000	AKNW
2 Year	80%	4.09% fixed	30/04/2028	6.6% APRC	£495	£300	No	Yes	• Capital Repayment	3% until 30/04/2027 then 2% until 30/04/2028	£50,000	£1,000,000	AKNX
2 Year	80%	4.19% fixed	31/03/2028	6.6% APRC	£0	£0	Remortgage Only	Yes	• Capital Repayment	3% until 31/03/2027 then 2% until 31/03/2028	£25,001	£1,000,000	AKMZ
3 Year	80%	4.10% fixed	30/04/2029	6.4% APRC	£995	£0	Remortgage Only	Yes	• Capital Repayment	3% until 30/04/2028 then 2% until 30/04/2029	£25,001	£1,000,000	AKNY
3 Year	80%	4.17% fixed	30/04/2029	6.4% APRC	£495	£300	No	Yes	• Capital Repayment	3% until 30/04/2028 then 2% until 30/04/2029	£50,000	£1,000,000	AKNZ
3 Year	80%	4.25% fixed	31/03/2029	6.4% APRC	£0	£0	Remortgage Only	Yes	• Capital Repayment	3% until 31/03/2028 then 2% until 31/03/2029	£25,001	£1,000,000	AKNA

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5 Year	80%	4.34% fixed	31/05/2031	6.0% APRC	£495	£0	Remortgage Only	Yes	• Capital Repayment	4% until 31/05/2028 then 3% until 31/05/2030 then 2% until 31/05/2031	£25,001	£1,000,000	ALBB
5 Year	80%	4.39% fixed	31/05/2031	6.0% APRC	£0	£0	Remortgage Only	Yes	• Capital Repayment	4% until 31/05/2028 then 3% until 31/05/2030 then 2% until 31/05/2031	£25,001	£1,000,000	ALBC

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2 Year	85%	3.94% fixed	30/04/2028	6.6% APRC	£1,495	£0	No	Yes	• Capital Repayment	3% until 30/04/2027 then 2% until 30/04/2028	£25,001	£750,000	AKPA
2 Year	85%	3.99% fixed	30/04/2028	6.6% APRC	£995	£0	No	Yes	• Capital Repayment	3% until 30/04/2027 then 2% until 30/04/2028	£25,001	£750,000	AKPB
2 Year	85%	4.09% fixed	30/04/2028	6.6% APRC	£495	£300	No	Yes	• Capital Repayment	3% until 30/04/2027 then 2% until 30/04/2028	£50,000	£750,000	AKPC
2 Year	85%	4.24% fixed	30/04/2028	6.6% APRC	£0	£300	No	Yes	• Capital Repayment	3% until 30/04/2027 then 2% until 30/04/2028	£50,000	£750,000	AKPD
3 Year	85%	4.05% fixed	30/04/2029	6.4% APRC	£1,495	£0	No	Yes	• Capital Repayment	3% until 30/04/2028 then 2% until 30/04/2029	£25,001	£750,000	AKPE
3 Year	85%	4.10% fixed	30/04/2029	6.4% APRC	£995	£0	No	Yes	• Capital Repayment	3% until 30/04/2028 then 2% until 30/04/2029	£25,001	£750,000	AKPG
3 Year	85%	4.19% fixed	30/04/2029	6.4% APRC	£495	£300	No	Yes	• Capital Repayment	3% until 30/04/2028 then 2% until 30/04/2029	£50,000	£750,000	AKPH

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3 Year	85%	4.26% fixed	30/04/2029	6.4% APRC	£0	£300	No	Yes	• Capital Repayment	3% until 30/04/2028 then 2% until 30/04/2029	£50,000	£750,000	AKPJ
5 Year	85%	4.50% fixed	31/05/2031	6.2% APRC	£995	£1,500	No	Yes	• Capital Repayment	4% until 31/05/2028 then 3% until 31/05/2030 then 2% until 31/05/2031	£100,000	£750,000	ALBE
5 Year	85%	4.56% fixed	31/05/2031	6.2% APRC	£995	£3,000	No	Yes	• Capital Repayment	4% until 31/05/2028 then 3% until 31/05/2030 then 2% until 31/05/2031	£250,000	£750,000	ALBG

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2 Year	85%	4.05% fixed	30/04/2028	6.6% APRC	£995	£300	No	Yes	• Capital Repayment	3% until 30/04/2027 then 2% until 30/04/2028	£50,000	£750,000	AKPN
2 Year	85%	4.12% fixed	31/03/2028	6.6% APRC	£495	£0	Remortgage Only	Yes	• Capital Repayment	3% until 31/03/2027 then 2% until 31/03/2028	£25,001	£750,000	AKNB
2 Year	85%	4.22% fixed	31/03/2028	6.6% APRC	£0	£0	Remortgage Only	Yes	• Capital Repayment	3% until 31/03/2027 then 2% until 31/03/2028	£25,001	£750,000	AKNC
3 Year	85%	4.09% fixed	30/04/2029	6.4% APRC	£1,495	£300	No	Yes	• Capital Repayment	3% until 30/04/2028 then 2% until 30/04/2029	£50,000	£750,000	AKPP
3 Year	85%	4.14% fixed	30/04/2029	6.4% APRC	£995	£300	No	Yes	• Capital Repayment	3% until 30/04/2028 then 2% until 30/04/2029	£50,000	£750,000	AKPQ
3 Year	85%	4.20% fixed	31/03/2029	6.4% APRC	£495	£0	Remortgage Only	Yes	• Capital Repayment	3% until 31/03/2028 then 2% until 31/03/2029	£25,001	£750,000	AKND
3 Year	85%	4.27% fixed	31/03/2029	6.4% APRC	£0	£0	Remortgage Only	Yes	• Capital Repayment	3% until 31/03/2028 then 2% until 31/03/2029	£25,001	£750,000	AKNE

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For buyers and new customers switching from another lender

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85% Loan to Value Fixed Rates

Term	LTV	Rate	End Date	Overall Cost for Comparison	Product Fee	Cashback	Standard Legals Fees Paid by Lender	Standard Valuation Fee Paid by Lender	Repayment basis	Early Repayment Charge	Min Loan	Max Loan	Code
5 Year	85%	4.30% fixed	31/05/2031	6.1% APRC	£1,495	£500	No	Yes	• Capital Repayment	4% until 31/05/2028 then 3% until 31/05/2030 then 2% until 31/05/2031	£50,000	£750,000	ALBH
5 Year	85%	4.31% fixed	31/05/2031	6.0% APRC	£995	£0	Remortgage Only	Yes	• Capital Repayment	4% until 31/05/2028 then 3% until 31/05/2030 then 2% until 31/05/2031	£25,001	£750,000	ALBJ
5 Year	85%	4.35% fixed	31/05/2031	6.0% APRC	£495	£0	Remortgage Only	Yes	• Capital Repayment	4% until 31/05/2028 then 3% until 31/05/2030 then 2% until 31/05/2031	£25,001	£750,000	ALBK
7 Year	85%	4.45% fixed	31/05/2033	5.8% APRC	£1,495	£0	Remortgage Only	Yes	• Capital Repayment	4% until 31/05/2030 then 3% until 31/05/2032 then 2% until 31/05/2033	£25,001	£750,000	ALBN

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For buyers purchasing a property

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90% Loan to Value Fixed Rates - Purchase Only

Term	LTV	Rate	End Date	Overall Cost for Comparison	Product Fee	Cashback	Standard Legals Fees Paid by Lender	Standard Valuation Fee Paid by Lender	Repayment basis	Early Repayment Charge	Min Loan	Max Loan	Code
3 Year	90%	4.58% fixed	31/05/2029	6.5% APRC	£0	£1,000	No	Yes	• Capital Repayment	3% until 31/05/2028 then 2% until 31/05/2029	£100,000	£500,000	ALBP
5 Year	90%	4.71% fixed	31/05/2031	6.2% APRC	£0	£1,500	No	Yes	• Capital Repayment	4% until 31/05/2028 then 3% until 31/05/2030 then 2% until 31/05/2031	£100,000	£500,000	ALBQ
6 Year	90%	4.71% fixed	31/05/2031	6.2% APRC	£0	£3,000	No	Yes	• Capital Repayment	4% until 31/05/2028 then 3% until 31/05/2030 then 2% until 31/05/2031	£250,000	£500,000	ALBR

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90% Loan to Value Fixed Rates

Term	LTV	Rate	End Date	Overall Cost for Comparison	Product Fee	Cashback	Standard Legals Fees Paid by Lender	Standard Valuation Fee Paid by Lender	Repayment basis	Early Repayment Charge	Min Loan	Max Loan	Code
2 Year	90%	3.99% fixed	30/04/2028	6.7% APRC	£1,495	£0	No	Yes	• Capital Repayment	3% until 30/04/2027 then 2% until 30/04/2028	£25,001	£500,000	AKPT
2 Year	90%	4.17% fixed	30/04/2028	6.6% APRC	£0	£0	No	Yes	• Capital Repayment	3% until 30/04/2027 then 2% until 30/04/2028	£25,001	£500,000	AKPU
2 Year	90%	4.32% fixed	30/04/2028	6.6% APRC	£0	£0	Remortgage Only	Yes	• Capital Repayment	3% until 30/04/2027 then 2% until 30/04/2028	£25,001	£500,000	AKPV
2 Year	90%	4.35% fixed	30/04/2028	6.6% APRC	£0	£500	No	Yes	• Capital Repayment	3% until 30/04/2027 then 2% until 30/04/2028	£50,000	£500,000	AKPW
3 Year	90%	4.10% fixed	30/04/2029	6.4% APRC	£1,495	£0	No	Yes	• Capital Repayment	3% until 30/04/2028 then 2% until 30/04/2029	£25,001	£500,000	AKPY
3 Year	90%	4.29% fixed	30/04/2029	6.4% APRC	£0	£0	No	Yes	• Capital Repayment	3% until 30/04/2028 then 2% until 30/04/2029	£25,001	£500,000	AKPZ
3 Year	90%	4.39% fixed	30/04/2029	6.4% APRC	£0	£500	No	Yes	• Capital Repayment	3% until 30/04/2028 then 2% until 30/04/2029	£50,000	£500,000	AKQA

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90% Loan to Value Fixed Rates

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3 Year	90%	4.58% fixed	31/05/2029	6.5% APRC	£0	£1,000	No	Yes	• Capital Repayment	3% until 31/05/2028 then 2% until 31/05/2029	£100,000	£500,000	ALBP
5 Year	90%	4.71% fixed	31/05/2031	6.2% APRC	£0	£1,500	No	Yes	• Capital Repayment	4% until 31/05/2028 then 3% until 31/05/2030 then 2% until 31/05/2031	£100,000	£500,000	ALBQ
6 Year	90%	4.71% fixed	31/05/2031	6.2% APRC	£0	£3,000	No	Yes	• Capital Repayment	4% until 31/05/2028 then 3% until 31/05/2030 then 2% until 31/05/2031	£250,000	£500,000	ALBR
7 Year	90%	4.54% fixed	31/05/2033	5.8% APRC	£0	£0	No	Yes	• Capital Repayment	4% until 31/05/2030 then 3% until 31/05/2032 then 2% until 31/05/2033	£25,001	£500,000	ALBV

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85% Loan to Value Variable Rate

Term	LTV	Rate	End Date	Overall Cost for Comparison	Product Fee	Cashback	Standard Legals Fees Paid by Lender	Standard Valuation Fee Paid by Lender	Repayment basis	Early Repayment Charge	Min Loan	Max Loan	Code
Term	85%	6.94% variable	Term	7.2% APRC	£0	£0	No	No	* Capital Repayment	None	£25,001	£750,000	MTX

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60% Loan to Value Fixed Rates

Term	LTV	Rate	End Date	Overall Cost for Comparison	Product Fee	Cashback	Standard Legals Fees Paid by Lender	Standard Valuation Fee Paid by Lender	Repayment basis	Early Repayment Charge	Min Loan	Max Loan	Code
2 Year	60%	3.95% fixed	30/06/2028	6.6% APRC	£995	£250	No	Yes	• Capital Repayment • Part & Part • Interest Only	3% until 30/06/2027 then 2% until 30/06/2028	£50,000	£750,000	AKZS
2 Year	60%	4.10% fixed	30/06/2028	6.4% APRC	£495	£0	Remortgage Only	Yes	• Capital Repayment • Part & Part • Interest Only	3% until 30/06/2027 then 2% until 30/06/2028	£25,001	£750,000	AKZT
2 Year	60%	4.22% fixed	30/06/2028	6.5% APRC	£0	£0	No	Yes	• Capital Repayment • Part & Part • Interest Only	3% until 30/06/2027 then 2% until 30/06/2028	£25,001	£750,000	AKZU
3 Year	60%	4.22% fixed	30/06/2029	6.1% APRC	£495	£0	Remortgage Only	Yes	• Capital Repayment • Part & Part • Interest Only	3% until 30/06/2028 then 2% until 30/06/2029	£25,001	£750,000	AKZV
5 Year	60%	4.39% fixed	30/06/2031	5.8% APRC	£995	£0	Remortgage Only	Yes	• Capital Repayment • Part & Part • Interest Only	4% until 30/06/2028 then 3% until 30/06/2030 then 2% until 30/06/2031	£25,001	£750,000	AKZW
5 Year	60%	4.44% fixed	30/06/2031	5.7% APRC	£495	£0	Remortgage Only	Yes	• Capital Repayment • Part & Part • Interest Only	4% until 30/06/2028 then 3% until 30/06/2030 then 2% until 30/06/2031	£25,001	£750,000	AKZX
5 Year	60%	4.49% fixed	30/06/2031	5.9% APRC	£0	£0	No	Yes	• Capital Repayment • Part & Part • Interest Only	4% until 30/06/2028 then 3% until 30/06/2030 then 2% until 30/06/2031	£25,001	£750,000	AKZY

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75% Loan to Value Fixed Rates

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2 Year	75%	4.00% fixed	30/06/2028	6.4% APRC	£995	£0	Remortgage Only	Yes	• Capital Repayment • Part & Part • Interest Only	3% until 30/06/2027 then 2% until 30/06/2028	£25,001	£750,000	AKZZ
2 Year	75%	4.00% fixed	30/06/2028	6.6% APRC	£995	£250	No	Yes	• Capital Repayment • Part & Part • Interest Only	3% until 30/06/2027 then 2% until 30/06/2028	£50,000	£750,000	ALAA
2 Year	75%	4.15% fixed	30/06/2028	6.4% APRC	£495	£0	Remortgage Only	Yes	• Capital Repayment • Part & Part • Interest Only	3% until 30/06/2027 then 2% until 30/06/2028	£25,001	£750,000	ALAB
2 Year	75%	4.25% fixed	30/06/2028	6.5% APRC	£0	£0	No	Yes	• Capital Repayment • Part & Part • Interest Only	3% until 30/06/2027 then 2% until 30/06/2028	£25,001	£750,000	ALAC
3 Year	75%	4.19% fixed	30/06/2029	6.2% APRC	£995	£0	Remortgage Only	Yes	• Capital Repayment • Part & Part • Interest Only	3% until 30/06/2028 then 2% until 30/06/2029	£25,001	£750,000	ALAD
3 Year	75%	4.29% fixed	30/06/2029	6.1% APRC	£495	£0	Remortgage Only	Yes	• Capital Repayment • Part & Part • Interest Only	3% until 30/06/2028 then 2% until 30/06/2029	£25,001	£750,000	ALAE
3 Year	75%	4.37% fixed	30/06/2029	6.3% APRC	£0	£0	No	Yes	• Capital Repayment • Part & Part • Interest Only	3% until 30/06/2028 then 2% until 30/06/2029	£25,001	£750,000	ALAG

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5 Year	75%	4.44% fixed	30/06/2031	5.8% APRC	£995	£0	Remortgage Only	Yes	<ul style="list-style-type: none"> Capital Repayment Part & Part Interest Only 	4% until 30/06/2028 then 3% until 30/06/2030 then 2% until 30/06/2031	£25,001	£750,000	ALAH
5 Year	75%	4.49% fixed	30/06/2031	5.8% APRC	£495	£0	Remortgage Only	Yes	<ul style="list-style-type: none"> Capital Repayment Part & Part Interest Only 	4% until 30/06/2028 then 3% until 30/06/2030 then 2% until 30/06/2031	£25,001	£750,000	ALAJ
5 Year	75%	4.54% fixed	30/06/2031	6.0% APRC	£0	£0	No	Yes	<ul style="list-style-type: none"> Capital Repayment Part & Part Interest Only 	4% until 30/06/2028 then 3% until 30/06/2030 then 2% until 30/06/2031	£25,001	£750,000	ALAK

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 Braille, on coloured paper or audio.**

A 'receiver of rent' may be appointed and/or the property may be repossessed if you do not keep up repayments on your mortgage

To find out more call us today on **0800 169 0082#**

*To call using text Relay, dial 18001 0800 169 0082 using a textphone or the Relay UK app. All calls will be recorded for training and monitoring purposes. Lines open 9am to 6pm Monday to Friday. We're closed on Bank Holidays.

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