

Final 24th June 2020



**Family Building Society increases loan to value ratios (LTVs)
across its owner occupier and buy to let range.**

Family Building Society has today announced rate reductions across its fixed and discounted range, an increase in LTV for owner occupier and buy to let products, from 60% to 75% and 65%, respectively and, in a move likely to be welcomed by first time buyers, the reintroduction of the popular Family Mortgage.

Keith Barber, Director of Business Development at Family Building Society said, “Even in this turbulent time, the housing market is seeing significant demand from first time buyers, but with many lenders restricting availability of mortgages to those with a large cash deposit, we think that our 95% LTV Family Mortgage will help plug an obvious gap in the market.

”This product is designed for those first time buyers who have family who want to help out by pledging some of their savings (which can also be used to offset part of the mortgage balance and reduce monthly payments), or by providing a charge on their own housing equity.

“As the property market eases itself out of lockdown, we know that the increases in LTV and rate reductions across our range of fixed and discounted products will be welcomed by intermediaries as they seek more lender choice and competitive rates.”

A summary of the changes which come into effect on 24 June are:

- Introduction of five year fixed 95% LTV Family Mortgage at 2.99%. £599 product fee and £175 application fee
- Introduction of 75% LTV Owner Occupier products and 65% LTV Buy to Let products
- Reduced rates across most fixed and discount products
- Extension of completion deadline to 02/01/2021
- Product fee for five Year Fixed Rate repayment mortgages reduced to £999.

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About Family Building Society

The Family Building Society, launched in July 2014, is a trading name of National Counties Building Society.

1. National Counties Building Society is the UK's eleventh largest building society, with over 50,000 members and £2.2bn of assets. Operating from its head office in Epsom, Surrey, the Society employs approximately 150 people and offers a range of competitive savings and mortgage products throughout the UK.
2. National Counties Building Society is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.
3. Eligible deposits with Family Building Society are protected up to a total of £85,000 by the Financial Services Compensation Scheme, the UK's deposit guarantee scheme.
4. The Family Mortgage allows family members provide security for the first time buyer's mortgage in three ways:
 - a. By depositing savings in our Family Security Account which earns interest, currently 0.5% on balances £5000+.
 - b. The family member can provide a charge over some of the value in their own property.
 - c. Money from a family member can be placed in our Family Offset Account at the start of the mortgage. In doing this, they reduce the amount of the mortgage on which interest is charged by the amount held in that account. Interest is not earned on the amount saved in the Family Offset account.
 - d. Six months unemployment cover is provided to the first time buyer, from mortgage completion, subject to terms and conditions
 - e. Full details of the Family Mortgage are available here: www.familybuildingsociety.co.uk/family-mortgage