

Additional Loans available for existing borrowers

If you want to borrow more on your mortgage, take a look at our Additional Loans for existing Yorkshire borrowers.

You've already enjoyed the flexibility of your Yorkshire mortgage and now you may qualify for our exclusive loyalty rewards.

We offer rewards for loyalty: if you have had a continuous relationship with the Yorkshire for at least 2 years you may be able to benefit from a lower interest rate on your new Additional Loan and a 20% discount off home insurance when you take out this loan. These features are designed to reward our loyal customers for remaining with the Yorkshire.

In addition, we also offer Life Insurance designed to protect you and your family as well as other products and services.

Key Facts Illustration

This factsheet does not contain all of the details you need to choose an Additional Loan.

Please speak to one of our Customer Consultants who can provide you with a Key Facts Illustration which will detail all the features of a particular Additional Loan. Please make sure you read the Key Facts Illustration before you make your choice.

Offset Additional Loans

For important information about our Offset accounts and the options available to you to manage your Offset account, the mortgage term and monthly payments, please read our 'A guide to your Offset Options' leaflet.

ADDITIONAL LOANS HAVE LIMITED AVAILABILITY AND MAY BE WITHDRAWN AT ANY TIME.

Criteria

You qualify for a loyalty rate discount on your new Additional Loan if you have had a relationship with Yorkshire Building Society for at least 2 years.

If you qualify for the loyalty rate discount on your new Additional Loan then this means you also qualify for 20% discount off home insurance that you take out in conjunction with this Additional Loan subject to Terms and Conditions.

Please read the separate Terms & Conditions relating to the home insurance offer for full details.

You can apply for an Additional Loan if:-

- the property is your main residence.
- there are no specific conditions on your current mortgage that prevents an Additional Loan.
- you have not missed any payments within the last 12 months, and have not missed more than one payment in the last 24 months.
- your mortgage account has been open for at least 6 months.
- the purpose of the loan is acceptable to us.
- the loan meets all our other normal lending criteria.

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

Products available for customers who have had a continuous relationship with the Yorkshire for 6 months to 2 years

Interest Rate & Initial rate period (where applicable)	Reverting to our SVR for the remaining term	The overall cost for comparison is	Product fee	Early repayment charge	Maximum Loan to Value	Minimum/ Maximum loan amount	10%, partial or full over-payments allowed	Product Code
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Fixed Rates - Fix the interest you pay for extra peace of mind

5.39%	Fixed to 31/07/14	currently 4.99% (variable)	5.2% APR	£95	3% to 31/07/14	75%	Min £3,000 Max £1million	10%	12002
5.99%	Fixed to 31/07/14		5.3% APR			85%			12003

Bank of England Base Rate Tracker With Collar**

5.09% variable (BoE +4.59%) to 31/07/14	currently 4.99% (variable)	5.1% APR	£95	3% to 31/07/14	75%	Min £3,000 Max £1million	10%	12010
5.69% variable (BoE +5.19%) to 31/07/14		5.2% APR			85%			12011

Offset Fixed Rates - Fix the interest you pay for extra peace of mind

5.59%	Fixed to 31/07/14	currently 4.99% (variable)	5.2% APR	£95	3% to 31/07/14	75%	Min £3,000 Max £1million	Full	12004
6.19%	Fixed to 31/07/14		5.3% APR			85%			12005

Offset Bank of England Base Rate Tracker With Collar**

5.29% variable (BoE +4.79%) to 31/07/14	currently 4.99% (variable)	5.2% APR	£95	3% to 31/07/14	75%	Min £3,000 Max £1million	Full	12012
5.89% variable (BoE +5.39%) to 31/07/14		5.3% APR			85%			12013

Products available for customers who have had a continuous relationship with the Yorkshire for over 2 years*

Interest Rate & Initial rate period (where applicable)	Reverting to our SVR for the remaining term	The overall cost for comparison is	Product fee	Early repayment charge	Maximum Loan to Value	Minimum/ Maximum loan amount	10%, partial or full over-payments allowed	Product Code
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Fixed Rates - Fix the interest you pay for extra peace of mind

3.89%	Fixed to 31/07/14	currently 4.99% (variable)	4.9% APR	£95	3% to 31/07/14	75%	Min £3,000 Max £1million	10%	11998
4.49%	Fixed to 31/07/14		5.0% APR			85%			11999

Bank of England Base Rate Tracker With Collar**

3.59% variable (BoE +3.09%) to 31/07/14	currently 4.99% (variable)	4.9% APR	£95	3% to 31/07/14	75%	Min £3,000 Max £1million	10%	12006
4.19% variable (BoE +3.69%) to 31/07/14		5.0% APR			85%			12007

Offset Fixed Rates - Fix the interest you pay for extra peace of mind

4.09%	Fixed to 31/07/14	currently 4.99% (variable)	4.9% APR	£95	3% to 31/07/14	75%	Min £3,000 Max £1million	Full	12000
4.69%			5.1% APR			85%			12001

Offset Bank of England Base rate Tracker With Collar**

3.79% variable (BoE +3.29%) to 31/07/14	currently 4.99% (variable)	4.9% APR	£95	3% to 31/07/14	75%	Min £3,000 Max £1million	Full	12008
4.39% variable (BoE +3.89%) to 31/07/14		5.0% APR			85%			12009

* Any Home Insurance Policies taken alongside one of these Additional Loan products will qualify for the loyalty reward discount on their first year's cover

**Please note a minimum interest rate (collar) applies until 31/07/14. See page 4 for details

ADDITIONAL LOANS HAVE LIMITED AVAILABILITY AND MAY BE WITHDRAWN AT ANY TIME.

Abbreviations used:
SVR - Yorkshire Building Society's Standard Variable Rate - Currently 4.99%
LTV - Loan To Value APR - Annual Percentage Rate

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

Information relevant to all Offset Accounts

Your existing mortgage and Additional Loan amount must be taken on Offset products only. Offset and non-Offset products cannot be mixed. The Offset savings account(s) available with our Offset products offer Direct Debit and Standing Order facilities, as well as a LINK card. Please contact us if you would like further information about our Offset savings accounts.

Equivalent Savings Rates For Current Offset Products

You do not earn any interest on an Offset savings account(s). However, by linking savings to your mortgage, you only pay interest on the difference between your Offset mortgage balance and Offset savings balance(s). The money in your Offset savings account(s) therefore benefits from the equivalent of the interest rate charged on your Offset mortgage. The equivalent savings interest rates shown below right are based on the current interest rate of the mortgage product so where this rate is variable or reverts to a variable rate after an initial fixed rate period, the benefit you get from your savings will change at the same time. These figures also assume your Offset savings are offset against the mortgage products shown.

Summary Box Key Product Information for our Savings Accounts			Product Description	Basic Rate Taxpayer	Higher Rate Taxpayer	Additional Rate Taxpayer
Account Name	Offset savings account	Offset Plus savings account	4.09% Fixed until 31/07/14	5.11%	6.82%	8.18%
Interest Rates (AERs)	No interest is earned	No interest is earned	4.69% Fixed until 31/07/14	5.86%	7.82%	9.38%
Tax Status	N/A	N/A	5.59% Fixed until 31/07/14	6.99%	9.32%	11.18%
Conditions for bonus payment	N/A	N/A	6.19% Fixed until 31/07/14	7.74%	10.32%	12.38%
Withdrawal arrangements	Unlimited withdrawals*	Unlimited withdrawals*	BoE + 3.29% tracker until 31/07/14 - currently 3.79%	4.74%	6.32%	7.58%
Access	Branch, Agency or Online	Branch, Agency or Online	BoE + 3.89% tracker until 31/07/14 - currently 4.39%	5.49%	7.32%	8.78%
			BoE + 4.79% tracker until 31/07/14 - currently 5.29%	6.61%	8.82%	10.58%
			BoE + 5.39% tracker until 31/07/14 - currently 5.89%	6.74%	8.98%	10.78%

(*subject to daily operational limits)

The above examples assume that basic rate taxpayers pay 20% tax, higher rate taxpayers pay 40% tax and additional rate taxpayers pay 50% tax on savings interest and are based on current HM Revenue & Customs rules which are subject to change. **Whether you can benefit from gross, net or tax free interest is dependent on your own personal circumstances and tax status and so may be subject to change in the future.**

Early Repayment Charges (ERC) and Overpayment Limits

Non-Offset Accounts - in the event of full repayment, payments above 10% or transfer (in full or part) to an alternative product, on or before the end of the ERC period, an ERC is payable. The ERC is calculated at the rate applicable for the year in which the repayment or transfer occurs and is based on the amount repaid or transferred.

For example: £25,000 is borrowed on the BoE rate +3.09% to 31/07/14 product. If you repay this Additional Loan in full before 31/07/14, and the balance outstanding on the day of redemption is £24,500, the ERC will be 3% x £24,500 = £735.

The exception to this is that you may repay up to 10% of the outstanding loan amount in each 12 month period (calculated from the date of completion of your loan) without incurring an ERC. Any amount repaid above the 10% limit (including policy proceeds such as maturing endowments) will incur an ERC of the percentage specified on the excess amount.

For example: If you borrow £25,000, you can repay up to £2,500 (10%) in the 12 month period following completion of your Additional Loan without incurring an ERC. If you repay more than this amount e.g. £6,000, you will incur an ERC of the specified percentage on £3,500 as this is the amount in excess of the 10% limit.

After the end of the ERC period, overpayments of any amount are allowed without incurring an ERC.

Offset Accounts -

If a product is repaid in full or transferred (in full or in part) to an alternative product, on or before the end of the ERC period, an ERC is payable. However, partial repayments (monthly or lump sum) of any amount are allowed without charge.

The ERC is calculated at the rate applicable for the year in which the repayment or transfer occurs and is based on the original Additional Loan amount and so disregards any payments (including usual monthly payments) you make which may have reduced the total amount borrowed.

For example: £25,000 is borrowed on the BoE rate +3.29% Offset to 31/07/14 product. If you repay this Additional Loan in full before 31/07/14, the ERC will be 3% x £25,000 = £750.

After the end of the ERC period, overpayments of any amount are allowed without incurring an ERC.

Further Information Applicable to Additional Loans

Our Standard Variable Rate (SVR)

With effect from 28 December 2008 our standard variable rate is currently 4.99%. The overall cost for comparison is 5.2% APR.

Annual Percentage Rate (APR)

This is a figure which all lenders must quote when referring to mortgages. It is designed to show the total yearly cost of a mortgage stated as a percentage of the loan. It includes items such as the interest rate payable at the start of the mortgage, product fee, CHAPS fee, and valuation fee. It is the overall cost for comparison purposes. This figure is intended to help customers to compare the overall cost of different loans.

Loan to Value (LTV) and re-valuation

To ensure that we are able to lend the amount you wish to borrow we need to establish the total of your mortgage balance and the amount of additional borrowing, compared to the value of your property (this is known as Loan to Value or LTV). In order to do this, in some cases we will require a re-valuation of your property. Please contact us to check if this will apply to you.

If a re-valuation is required a non-refundable valuation fee of £75 is payable. The resulting LTV figure will be used when assessing your eligibility for our products.

The valuation fee is automatically added to your mortgage account and interest is charged on this daily. If you do not want to be charged interest on this amount you can send a cheque for £75 or pay this amount at one of our branches at the time the valuation is instructed.

Product Fee

A product fee of £95 is payable for our Additional Loan products. This fee will be added to your mortgage account on completion. Interest will be charged on the amount of fee added which will be collected as part of the monthly mortgage payment unless you pay the fee in full on release of funds or shortly afterwards.

Release of funds

Where the total debt including the Additional Loan is below 85% of the current value of the property (i.e. before any work is carried out), the money can be released as soon as your Additional Loan is approved. A final inspection is required for applications above this level, the fee for which is payable by you. The total loan cannot exceed 85% of the property value when it is re-inspected.

You can choose the method by which we will release the Additional Loan to you. The methods available are CHAPS or Faster Payments.

Release electronically by CHAPS, where the Additional Loan funds are available the same day, will incur a fee (currently £23.50) which will be added to your mortgage account on completion of your Additional Loan.

Alternatively you can choose to have the monies released by Faster Payments and there is no charge for this method; however there are limits to the amounts that can be sent electronically. For more details please ask a member of staff.

Collar Applicable to Bank of England Base Rate Tracker with Collar Products

A minimum interest rate (collar) applies to the Bank of England Base Rate (BoE) Tracker products in this factsheet. The minimum interest rate charged during the tracker period will not fall below the interest rate payable, as shown for each product, on completion.

For example: Product 3.59% variable (BoE+3.09%) to 31/07/14. The minimum interest rate charged (collar) will be 3.59% until 31/07/14.

Offer, Acceptance and Completion

To qualify for our Additional Loan, any Additional Loan offer that we may make has to be issued within three months of the date of your application, and your Additional Loan must be completed within three months of the date of offer. An additional loan is subject to the mortgage conditions and mortgage loan terms (in the case of the Offset account, the offset account terms). These terms and conditions take precedence over information contained in this factsheet or any other information given to you.

Information required

If the Additional Loan is for any structural changes to the property, copies of the plans and all necessary planning approvals and building regulation consents will be required at the time of the application. Estimates for the work will be required if the total loan is above 85% of the current property value.

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

For more details and assistance:



Talk to a member of staff at your local branch



www.ybs.co.uk/mortgages



0845 1 200 200

Applications subject to standard lending criteria and all loans subject to status.

Yorkshire Building Society is authorised and regulated by the Financial Services Authority. Branches & Agencies throughout the U.K. Member of the Building Societies Association. Member of LINK. Yorkshire Building Society is authorised and regulated by the Financial Services Authority.

All communications with us may be monitored/recorded to improve the quality of our service and for your protection and security. BT landline calls to 0845 numbers may vary. Prices can be checked with your phone provider. Mobile calls usually cost more. Your You Choose Home Insurance policy will be provided by Royal & Sun Alliance plc and your mortgage life insurance policy will be provided by Legal & General. For other life insurance products we introduce you to Legal & General. Life Insurance products are underwritten by Legal & General. Both Royal & Sun Alliance plc and Legal & General are authorised and regulated by the Financial Services Authority.

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