

Choices - take control of your mortgage

Can you afford not to make overpayments?

In the current economic climate it is important to consider how you can protect yourself and your property against any future uncertainties.

Now could be a great time to take advantage of our Choices facility and start making overpayments on your mortgage. By making overpayments you could help to protect the equity in your property, while building up a fund to help you ride out any future difficulties in meeting your monthly payments.

Benefits of making overpayments

As a borrower, making overpayments could benefit you in a number of ways:

Save money on your mortgage

By making regular overpayments, you will save money by reducing the interest you pay over the term of your mortgage. That's because any amount you overpay comes off the amount you owe immediately, and you will start saving interest from the first day of the following month.

Reduce your outstanding balance

By making regular overpayments, you will build up a 'fund' that will reduce your outstanding balance. Following recent house price falls, you may find that your property is worth less in the future than you expect - so building a fund of overpayments could help maintain the equity in your property.

Build up cover against uncertainty ahead

The fund you build up by making regular overpayments could also help you ride out any future difficulties in terms of meeting your monthly mortgage commitments. That's because any overpayments you've made could enable you to

take a payment holiday or make underpayments on your mortgage. You will also have the option of borrowing back any overpayments in the future.

This flexibility could be important at a time when everyone is feeling the effects of a downturn in the economy.

The key is to start making regular overpayments on your mortgage now - through our **Choices** facility.

Who is Choices suitable for?

Choices is available on your mortgage provided this facility is featured in your original mortgage offer. Please see your offer for full details.

Overpayments are the key to **Choices**, so this is only suitable for you if you can afford to make regular overpayments in addition to your standard monthly mortgage payment.

If you can afford to make an overpayment each month and you are not in arrears, then **Choices** is available to you.

How does Choices work?

First, you need to choose a regular overpayment amount that you can afford to make, and the month in which you want to start making the overpayments. Any amount of overpayment will reduce the amount of interest you pay over the term of your mortgage.

- Overpayments must be made on the same date as your regular monthly payment via Direct Debit.
- The minimum you can overpay is £25.
- The maximum you can overpay per month into the choices facility is currently 1% of your outstanding mortgage balance, at the time you apply to use Choices.

(For a FlexAbility mortgage there is no maximum to the amount you can overpay).

- If interest rates change your mortgage payment will rise or fall accordingly but the amount you overpay will stay the same - unless you advise us otherwise.
- If you have a repayment mortgage and overpay by the maximum of 1% per month, the amount you overpay will not decrease as your outstanding mortgage balance decreases, even if this takes your overpayments to more than 1% per month.
- You can overpay for as long or short a period as you like - just contact us to stop or change your overpayment at any time.

The amount you overpay comes off the amount you owe immediately, so although your regular monthly payment won't change as a result, you will be charged less interest on your mortgage balance from the first day of the following month.

If you need to obtain your current outstanding balance, to find out the maximum you can overpay, please call us on 0844 892 2591*.

Choices flexible features

By making regular overpayments to your mortgage account, you will build up a **Choices** 'credit balance'. A number of options could then be open to you in the future:

- **Payment holidays** - You can take a complete break from your mortgage payments for a maximum of six consecutive months. When you have used up the overpayments you will automatically go back to full monthly payments and can start making overpayments again whenever you wish.
- **Underpayments** - You can start to pay less every month by an agreed amount. Again, you will automatically revert to full monthly payments when you have used up your overpayments, but you can then start making overpayments again whenever you wish.

- **Borrow back** - As an extra benefit, you can also borrow back the overpayments you have made. This facility is free of charge, but you can only use it twice a year.

Please note - Using any of these **Choices** flexible features will increase the balance you owe us and may increase your monthly payments when you stop using the feature. **These options are also only available to you if your total loan to value is below the maximum level we set for Choices on your product, at the time at which you apply to use these facilities.** To find out more, please call us on 0844 892 2591*.

What if I'm in arrears?

Choices is not suitable for customers that are currently in arrears with their mortgage payments. If you are in arrears or if you are experiencing any payment difficulties, you should call us on 0844 892 2591*.

Start using Choices

If you are ready to start making overpayments with **Choices**, or if you've built up a fund and want to take advantage of any of the flexible features, simply complete the attached form and send it to us in an envelope marked

**Mortgage Express / Bradford & Bingley
Choices mailing (H57)
FREEPOST RRZR-JUBY-XBGE
Croft Road
Crossflatts
Bingley
BD16 2UA**

- you don't need a stamp.

Alternatively, call us now on

0844 892 2591*

to find out more information. Lines are open Monday-Friday from 8:30am-6pm.

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

*Calls may be monitored and recorded. 0844 numbers may be charged at a higher rate than local and national calls and will vary between different providers. Check with your provider.

Registered Office: Mortgage Express, Croft Road, Crossflatts, Bingley, West Yorkshire BD16 2UA. Registered in England and Wales No. 2405490.

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Choices Request

To take advantage of Choices, simply fill in and sign this form and send it in an envelope to:

Bradford & Bingley / Mortgage Express
Choices Mailing (H57)
Freepost RRZR-JUBY-XBGE
Croft Road
Crossflatts
Bingley
BD16 2UA

- you don't need a stamp.

Name:

Mortgage Account Number:

Property address:

I/We wish to take advantage of one of my/our Choices options. Please arrange for me/us to:

Start making overpayments

Overpay my/our monthly payment by £

(minimum £25 – maximum amount is 1% per month of your outstanding mortgage balance at the time you apply to use Choices, in multiples of £5)

Make underpayments

Underpay my/our monthly payment by £

Have a payment holiday

Take a payment holiday of months to / /20

Borrow back

Take a funds release of £ / the entire accumulated Choices amount

NB Only one of the above can be selected.

Each borrower must sign below to enable Mortgage Express to carry out your request.

Signature (1)

Date

Signature (2)

Date

Signature (3)

Date

Signature (4)

Date