

Commercial Offer

Account Number: 3301967301

Date: 17 February 2011

Offer for:

_____ & _____ / _____ Properties

To be secured by a mortgage on:

Tenure: Freehold

This offer is valid for 3 months from 17 February 2011. If you accept this offer, you will not have the right to change your mind and withdraw from the contract after the loan starts. However, you can repay the loan in part or in full subject to any early repayment charges shown in Section 7.

1. About this offer document

You are not bound by the terms of this offer until you have signed and returned this offer to us. This offer incorporates our Commercial Mortgage Conditions for a Partnership (a copy of which is provided together with this offer).

2. Your loan requirements

Amount of loan	£150,000.00	No fees have been added to this amount but the fees you need to pay are shown in Section 6
Estimated property value	£250,000.00	
Maximum term	25 years	
Repayment Method	Interest-Only	

You will need to make separate arrangements to pay the balance at the end of the term. When considering the payments on this loan, remember to add any money you may need to pay in to a separate savings vehicle to build up an amount sufficient to repay the amount you have borrowed.

Any changes to the information you have given us could alter this offer. If this is the case please ask for a revised offer.



3. Description of this loan				
This loan is provided by [redacted]				
Loan amount	Term of loan	Repayment Method	Product description	Initial interest rate payable
£150,000.00	25 years	Interest-Only	A variable rate which is 5.25% above [redacted] Commercial Mortgage Rate, currently 0.50% for 300 month(s), giving a current rate payable of 5.75%	5.7500%
The initial interest rate payable is based on our Commercial Mortgage Rate as at the date of this offer. However, this figure will increase or decrease to reflect any change in this rate.				

4. What you will need to pay each month				
These payments are based on a loan amount of £150,000.00 and assume that the loan will start on 17 February 2011				
Loan amount	Number of monthly payments	Repayment method	Current variable rate payable	Monthly payments
£150,000.00	300	Interest-Only	5.7500%	£718.75
The initial monthly payment may include additional interest for the period between the completion date and the end of the month.				

5. Are you comfortable with the risks	
What if interest rates go up?	
The monthly payments shown in this offer could be considerably different if interest rates change.	

6. What fees must you pay?	Fee amount
Fees payable to [redacted]	
Arrangement Fee - this fee is non refundable and is payable on completion by deduction from the amount sent to your solicitor.	£3,000.00
Commercial Valuation Fee - you have already paid this and it is non refundable.	£800.00
Funds Transfer Fee - this fee is non refundable and is payable on completion by deduction from the amount sent to your solicitor.	£30.00
You may have to pay other taxes or costs in addition to any fees shown here.	



7. What happens if you do not want this loan any more?

Early repayment charges

Early prepayment charges apply if you prepay the whole or any part of the loan at any time during the initial 5 years of the loan of 90 days interest of the amount prepaid. You may only make a prepayment if you give us not less than 14 days' prior written notice.

You can make extra one-off payments at any time without paying an early repayment charge, as long as you do not pay more than 10% of the original loan amount in each 12 month period from the start date of the mortgage to the end of the early repayment period (detailed in section 7). If the extra payment is at least £500 more than your normal monthly payment, it is called a capital payment and your interest can be adjusted from the next day. £500 is our current minimum for a capital payment - this can change. You cannot roll over any unused portion of the 10% from one 12 month period to the next, or deduct any unused portion if you repay your mortgage in full during the early repayment charge period. If you repay more than 10% in any 12 month period, the early repayment charge will apply to the amount over 10%.

A release fee, which is currently £140.00, is also payable if you prepay this loan in full at any time.

8. Documents

The following documents and evidence have to be provided in a form acceptable to us before we will make the loan:

- a) This offer document, countersigned by you.
- b) Copies of acceptable identification, passport or similar, certified as such by your solicitor
- c) Valuation of the property.
- d) The insurance policy in respect of the property and that our interest will be noted on the insurance policy
- e) Undertaking from your solicitor relating to, amongst other things, the release of funds and the registration of our security at the Land Registry.
- f) Report on title in respect of the property prepared by your solicitor.

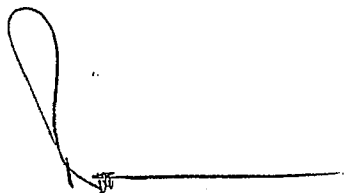
Contact Details

If you wish to discuss this offer, please contact:

Complaints Information

If you would like to make a complaint about this offer, please write to us at :





duly authorised for and on behalf of

Countersigned

Sign and Print Name

Date

Sign and Print Name

Date

