

Current mortgage rates and charges

from 1 April 2008

Type of mortgage	Interest rate pa %	Maximum loan	Maximum loan-to-value (LTV)	Application fee
Residential owner occupiers (Standard Variable Rate)	6.45% The overall cost for comparison is 6.50% APR	£450,000	90%	£250
		£600,000	80%	
Buy-to-let	6.70%	£600,000	80%	£350
Retired borrowers	6.45%	£600,000	50%	£250
Housing associations	6.45%	£1,000,000	80%	0.5% of loan value (min £250)
Housing co-operatives (established*)	6.65%	£750,000	80%	0.5% of loan value (min £250)
Housing co-operatives (new and emerging**)	6.65% to 7.30%	£750,000	80%	0.5% of loan value (min £250)
Charities	up to 7.30%	£1,000,000	80%	0.5% of loan value (min £250)
Part residential	up to 7.30%	£600,000	80%	£250
Small woodlands	up to 8.30%	£600,000	70%	£250
Small scale development	up to 8.30%	£1,000,000	70%	0.5% of loan value (min £500)
Commercial	up to 8.30%	£1,000,000	70%	0.5% of loan value (min £250)

All interest rates are variable and correct at time of publication

*Subject to the provision of 3 years satisfactory trading accounts

**Negotiable subject to credit risk appraisal. Our established housing co-operatives interest rate will apply after three years, subject to satisfactory account conduct, and the production of satisfactory trading accounts for the co-operative.

Residential mortgage discounts

Type of discount	Interest rate reduction	Applicable to	When applicable
C-Change sustainable homes	0.5% - 1.25%	The whole of the mortgage amount. The size of the discount will depend on the energy rating achieved - the higher the energy rating, the higher the discount	Completion, if energy rating confirmation is available, otherwise, as soon as energy rating confirmation received
C-Change energy improvements	1%	Funds being used to install energy saving measures or renewable energy systems	Once works are complete
Savers	0.25%	Savers who have been with the Ecology for 2 years and maintained an average minimum account balance of £500	Once works are complete
Long-term	0.25%	All funds not qualifying for either the Savers or C-Change discounts	After first 2 years

All of the above discounts are subject to the prior satisfaction of any conditions applied to the mortgage.

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Ecology Building Society is authorised and regulated by the Financial Services Authority

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

