

Mortgages made for you

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Offset Mortgage

By being more flexible with your money, you make it work harder for you



'Offsetting' may sound complicated, but it's just a clever way to use your savings to help manage your mortgage. With our Offset Mortgage, you can choose whether to reduce the term of your mortgage or reduce your monthly payments. Either way, you could save considerable amounts over the life of your mortgage. We're putting you in control of your money, to make it work harder for you. It's a really flexible way to manage your finances.

To offset your mortgage, we start by adding up what's in your eligible Barclays current and savings accounts. We subtract this total from your mortgage, and what's left is all you pay interest on.

Your current and savings accounts will carry on working in much the same way, but they won't earn any interest. Instead, what's in them helps keep your mortgage interest down. They will still be separate and accessible – and it doesn't matter if their combined balance goes up or down, as we calculate the interest on your mortgage daily.

So it's a simple idea really – just a bit different from the usual way of paying a mortgage. Like everything we offer at Woolwich, it's designed to give you more choice.

With this kind of flexibility, you could get the value you need from the money you have. And because it's a Woolwich mortgage from Barclays, you know you're in expert hands.

Need more information?

Speak to your financial adviser, who will be able to help.



At a glance

- You can open up to 12 Openplan Savings pots. These can help you save for a specific purpose, like a wedding or a new car.
- You can offset up to four current accounts against the amount owed on your mortgage.
- You can even offset your Barclays mini cash ISA.
- You could borrow up to 90% of your home's value.
- No hidden charges.
- Other fees, such as application fees may apply.
- There will only be an early repayment charge on full redemption.
- You could make overpayments.
- The option to borrow back anything that you have overpaid using your mortgage reserve (a Mortgage Reserve is a secured overdraft which enables you to borrow against the equity in your home).
- Current and savings accounts do not earn interest but still continue to operate in much the same way.
- Charged interest only on the difference between your mortgage amount and the balances in your current and savings accounts.
- Interest is calculated daily so you can make real-time savings.
- Switch & Save your existing mortgage to us and get a free non-disclosed valuation, and in-house legal fees paid, or £200 cashback option upon completion on selected products.

Please read our tariff of charges. This information must be read in conjunction with our legal information.
THINK CAREFULLY BEFORE SECURING OTHER DEBTS AGAINST YOUR HOME.
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Tracker Mortgages

Keep up with bank interest rates (as well as the Joneses)



If you choose a Woolwich Tracker Mortgage, the interest you pay is linked to the Barclays Bank Base Rate. So if there are cuts or increases in interest rates, your mortgage interest adjusts accordingly.

For an interest only mortgage, the interest will adjust monthly following the base rate change. For a repayment mortgage, the interest payment will only be adjusted in September of that year following the base rate change.

Like all our mortgage options, our Tracker Mortgages give you freedom to choose how you borrow money. Your Tracker can cover the whole of your mortgage term, or just part of it – you decide what suits you best.

And as you'd expect with us, the rate you pay will be highly competitive, whether you're a new or existing customer. We want to help make sure you get excellent value, today, tomorrow and into the future.

Our Tracker gives you choice, control and flexibility. And because it's a Woolwich mortgage from Barclays, you know you're in expert hands.

Need more information?

Speak to your financial adviser, who will be able to help.



At a glance

- **Tracks above or below Barclays Bank Base Rate.**
- **You could borrow up to 90% of the value of your home.**
- **The flexibility to overpay for certain products by up to 10% of the outstanding balance per year without incurring an early repayment charge.**
- **There will only be an early repayment charge on the balance paid if the mortgage is repaid in whole, part (over 10% per year) or transferred to another scheme during the agreed period.**
- **Freedom from application fees on selected products. Other fees may apply.**
- **The convenience of a portable mortgage, so you can take your mortgage to a new home if you move.**
- **Switch & Save your existing mortgage to us and get a free non-disclosed valuation, and in-house legal fees paid, or £200 cashback option upon completion on selected products.**

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

Fixed Rate Mortgages

With predictable payments, you know exactly where you stand

Aiming to stick to a monthly budget, and to make your outgoings predictable and easier to manage? If you need to know exactly what your mortgage payments will be each month, you might be interested in our Fixed Rate Mortgages. They're just one way Woolwich can help you keep control of your finances.

As the names suggests, a Fixed Rate Mortgage means your monthly repayments stay the same throughout an agreed period. And as you'd expect with us, the rate you pay will be highly competitive, whether you're a new or existing customer.

Fixed, in our case, also means flexible. The flexibility to overpay for certain fixed rate products without incurring an early repayment charge during the fixed rate period.

So Fixed Rate means you know where you stand every month. And because it's a Woolwich mortgage from Barclays, you know you're in expert hands.

Need more information?

Speak to your financial adviser,
who will be able to help.



At a glance

- Choose from a range of fixed rate terms.
- The comfort of knowing how much you're paying each month during the fixed rate period.
- You could make overpayments.
- The flexibility to overpay for certain products by up to 10% of the outstanding balance per year without incurring an early repayment charge.
- There will only be an early repayment charge on the balance paid if the mortgage is repaid in whole, part (over 10% per year) or transferred to another scheme during the fixed rate period.
- After the fixed rate period, the mortgage automatically changes to a tracker rate, at which point you can either do nothing and stay on it until the end of your mortgage term, or you could apply for another fixed term or even another product from our range.
- The convenience of a portable mortgage, allowing you to take your mortgage with you when you move.
- Switch & Save your existing mortgage to us and get a free non-disclosed valuation, and in-house legal fees paid, or a cashback option upon completion on selected products.

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

Mortgage Current Account Reserve

Ready to borrow when you need it



Most of us face unexpected costs from time to time – for anything from home improvements to a new car. So it's handy to have some money available to borrow at short notice.

With our Mortgage Current Account Reserve, you could borrow the difference between your mortgage amount and up to 90% of the value of your property – and we may offer you a limit up to a maximum of £20,000 on initial application. For example, if your property is worth £100,000 and your mortgage is £70,000, you could have a Reserve 'pot' of up to £20,000 (depending on what you can afford to pay back within your mortgage term). It's a secured overdraft facility, which you borrow against the value of your home.

Mortgage Current Account Reserves are secured against your home and provided on an interest only basis so you will incur interest for the additional borrowing until it is repaid.

If you have a Woolwich flexible mortgage, you can have a Mortgage Current Account Reserve. You don't have to use it and there's no monthly fee, but it's there ready for you, if you need it. You can set it up when you take out your mortgage, so you don't have to spend extra time applying for the borrowing. And if you don't set up your Reserve when you take out your mortgage, you may still apply at a later date, subject to status and an application fee.

So you're in charge. You choose when you borrow, and when you pay it back. However, Mortgage Reserves must be paid in full by the time your main mortgage is repaid.

We've developed the Mortgage Current Account Reserve to give you control over how you manage your money long term. And because it's linked to your Woolwich mortgage from Barclays, you know it's a sensible way to borrow.

Need more information?

Speak to your financial adviser, who will be able to help.

At a glance

- **You can borrow up to 90% against the equity in your home.**
- **We may offer you a limit up to £20,000 on initial application.**
- **Choose how to, and when to repay; any amount borrowed must be repaid within the term of the mortgage.**
- **The amount borrowed is repaid on an interest only basis.**
- **You could save yourself money, compared to other types of borrowing, like credit cards and non-secured loans. This is because the Reserve is payable at our Standard Variable Rate (SVR) of interest on all mortgages, except Offset, which is payable at the same rate as the Offset Mortgage.**
- **If taken out at the same time as the mortgage, it saves you hassle and the cost associated with having to apply for extra funds later on.**
- **You could make overpayments.**
- **You can set up a Mortgage Current Account Reserve when you take out one of our flexible mortgage options or apply later for it. However, if you apply at a later date, this is subject to status and an application fee.**
- **If you require additional borrowing with structured repayments over a set term, or even if you require larger lump sums, you may wish to consider taking a further advance. However, further advances are not available on offset products.**

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

Buy to Let Mortgages

For one-offs and blossoming property empires



Becoming a landlord may seem easy, but owning an investment property is very different from owning your own home. In effect, you're running a small business, so you need to research, plan and manage it carefully.

You may want to be a landlord for all sorts of reasons. Perhaps you need to rent out your home while you travel or move to another property. Or maybe you're purchasing a Buy to Let (BTL) property as an investment, hoping to generate income and benefit from any long-term increase in the property's value.

Whether you already own and rent out properties, or want to make your first purchase as a landlord, we have a mortgage to suit you and your circumstances. With Woolwich you can choose from a range of BTL Mortgage products including Fixed, Tracker and Switch & Save remortgage options.

And as you'd expect with us, we offer competitive rates, whether you're a new or existing customer.

Lots of letting options

To help you get the most out of your property and give you flexibility, we are happy for you to let your property in lots of ways including:

- A single Assured Shorthold Tenancy (AST), to a family, couple or sharing professionals/ students
- A Lease to a Housing Association or Local Authority
- A Company or Corporate Let

We understand the ins and outs of being a landlord, and have a range of Buy to Let mortgages to suit your circumstances. And because they're Woolwich mortgages from Barclays, you know you're in expert hands.

Need more information?

Speak to your financial adviser, who will be able to help.



At a glance

- **Choose to borrow in your private name (whether you are a UK resident, non-UK resident or expatriate) or as a combination of private individuals (up to four).**
- **Borrow up to 75% of the property's value (based on the purchase price or valuation, whichever is lower) on selected products.**
- **We'll consider a loan of £35,000 up to £1million on an individual property.**
- **Interest-only loans are available to potentially maximise tax efficiency and provide flexibility for you.**
- **Borrow on an unlimited number of properties within our BTL cap of £5 million (subject to formal approval).**
- **We don't have a maximum age restriction, but you will need to be at least 21.**
- **Your property will need to generate sufficient annual rental income to cover your annual interest mortgage payment. The rent cover we require is 125% calculated on the initial pay rate of the product you select. Please note that an assessment of the market rent based on letting to a single household will be provided as part of our valuation and it is this figure which we will rely on.**

Please read our BTL tariff of charges. This information must be read in conjunction with our legal information.
ANY PROPERTY USED AS SECURITY, WHICH MAY INCLUDE YOUR HOME,
MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.