

Regulated Mortgage Contract

Regulated Mortgage Product Guide

December 2009 – For intermediary use only



Lloyds TSB | International

Regulated mortgage products

All mortgages will be provided by Bank of Scotland plc, Isle of Man branch. Bank of Scotland is a wholly owned subsidiary of Lloyds Banking Group plc.

Product	Initial rate	APR	Maximum Loan to Value (LTV)
Bank of England Base Rate + 2.49% Lifetime Tracker	2.99%	3.1%	50%
Bank of England Base Rate + 2.69% Lifetime Tracker	3.19%	3.3%	60%
Bank of England Base Rate + 2.99% Lifetime Tracker	3.49%	3.6%	70%

Bank of England Base Rate is currently 0.50% variable. For all interest only loans, add 0.20% to the initial rate.

APR stands for Annual Percentage Rate.

Additional information

Fees

Arrangement fee	0.75% of the loan amount. Payable upon completion. Arrangement fees can be added to the loan providing this does not take the LTV beyond the published limits.																																										
Valuation fee	<table> <tbody> <tr> <td>Property value - Up to £100k</td> <td>£280</td> </tr> <tr> <td>£150k</td> <td>£315</td> </tr> <tr> <td>£200k</td> <td>£355</td> </tr> <tr> <td>£300k</td> <td>£430</td> </tr> <tr> <td>£400k</td> <td>£500</td> </tr> <tr> <td>£500k</td> <td>£565</td> </tr> <tr> <td>£600k</td> <td>£620</td> </tr> <tr> <td>£700k</td> <td>£680</td> </tr> <tr> <td>£800k</td> <td>£735</td> </tr> <tr> <td>£900k</td> <td>£790</td> </tr> <tr> <td>£1m</td> <td>£845</td> </tr> <tr> <td>£1.2m</td> <td>£960</td> </tr> <tr> <td>£1.4m</td> <td>£1,070</td> </tr> <tr> <td>£1.6m</td> <td>£1,185</td> </tr> <tr> <td>£1.8m</td> <td>£1,295</td> </tr> <tr> <td>£2m</td> <td>£1,410</td> </tr> <tr> <td>£2.2m</td> <td>£1,520</td> </tr> <tr> <td>£2.4m</td> <td>£1,635</td> </tr> <tr> <td>£2.6m</td> <td>£1,745</td> </tr> <tr> <td>£2.8m</td> <td>£1,860</td> </tr> <tr> <td>£3m</td> <td>£1,970</td> </tr> </tbody> </table>	Property value - Up to £100k	£280	£150k	£315	£200k	£355	£300k	£430	£400k	£500	£500k	£565	£600k	£620	£700k	£680	£800k	£735	£900k	£790	£1m	£845	£1.2m	£960	£1.4m	£1,070	£1.6m	£1,185	£1.8m	£1,295	£2m	£1,410	£2.2m	£1,520	£2.4m	£1,635	£2.6m	£1,745	£2.8m	£1,860	£3m	£1,970
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Legal fees	Both the borrower's and the Bank's legal fees are payable by the customer.																																										
Stamp duties, taxes, communication charges, building and other forms of insurance	All payable by the customer.																																										
Early repayment charge	3% in year one plus a £150 administration fee. Thereafter, £150 administration fee.																																										

Applicants

Minimum age 18.

The age of the borrower at the intended maturity date of the loan should not exceed 70 years old (or, if lower, the official/intended retirement age).

Loan purpose

Non UK resident customers who wish to purchase or remortgage a property within Great Britain to be used as a second/holiday home.

Loan size

The minimum loan size for all new applications is £100,000.

The minimum loan size for all further advance applications is £35,000.

Income

All cases must not exceed the following two measures:

- **Sole applications or joint applications**

Five times sole income or five times joint income.

- **Affordability ratio**

All monthly financial commitments must not exceed 50% of net monthly income. All lending affordability assessments will be undertaken using a funding rate of 5% plus the interest rate margin.

Acceptable sources of income include: gross basic salary, mortgage subsidy, guaranteed shift allowance, guaranteed allowance, guaranteed overtime, guaranteed bonuses, pension, 70% of annual gross rental income and interest from deposits and securities.

For employed applicants, the main applicant must have been in the same permanent, salaried/waged full time employment for at least 12 months.

Applicants who hold a shareholding of 50% or more in a public/private or family business will be treated as self employed.

A fully completed income and expenditure analysis must be completed for each application and forms part of the application form.

The following commitments are all taken into account: all mortgage payments, mortgage related assurance, mortgage repayment insurance, rent, hire purchase, loan(s), credit card/store card/mail order balances, alimony and any other regular credit repayments.

Security

First legal charge or mortgage over the security.
Properties must be freehold, leasehold or feudal.

Leasehold properties	<ul style="list-style-type: none">• The lease must have a minimum of 30 years remaining on maturity of the loan
The property must...	<ul style="list-style-type: none">• Be in a good, marketable condition• Be used solely for residential purposes (No business use)• Be of traditional construction• Be made of traditional materials• Be recommended by our approved valuers

Other information

Loan term:

Up to a maximum of 30 year term subject to age requirements.

Conveyancers:

The applicant(s) may instruct their own conveyancer for mortgages up to £1m. For mortgages above this threshold, the Bank will instruct an approved conveyancer to act on its behalf.

Repayment:

Monthly in arrears by Direct Debit.

Further information

For more information or to apply please contact:

Lloyds TSB Bank plc
International Mortgage Department
1st Floor
48 Chiswell Street
London EC1Y 4XX

Tel: +44 (0)800 731 1433

Fax: + 44 (0)207 522 4335

Email: internationalmortgages@lloydstsb.co.uk

Mortgages are provided by Bank of Scotland plc, Isle of Man Branch.

Bank of Scotland plc. Registered and incorporated in Scotland No. SC327000. Registered Office: The Mound, Edinburgh EH1 1YZ.

The place of business in Isle of Man for Bank of Scotland plc is Evergreen House, 43 Circular Road, Douglas, Isle of Man, British Isles.

Bank of Scotland plc, Isle of Man Branch is licensed by the Isle of Man Financial Supervision Commission to take deposits.

Bank of Scotland plc is authorised and regulated by the UK Financial Services Authority.

Legislation or regulations in your home jurisdiction may prohibit you from entering into such a transaction with us. We reserve the right to make final determination on whether you are eligible for any products or services.

Residents or Nationals of certain jurisdictions may be subject to exchange controls and should seek independent advice before entering into any transactions with us.

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YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. Lending is at the Bank's discretion and you must be 18 or over to apply. Security will be required.

All wording within this guide is correct as at 1 December 2009.

OB2736 (December 2009)