

GENERAL CONDITIONS FORMING PART OF A MORTGAGE OFFER.

1. **TITLE INVESTIGATION.** The Title to the property is to be investigated by our Solicitor.

2. **VALUATION OF THE PROPERTY.** The Valuation report has been prepared for us, as lender, to enable us to assess the adequacy of the property as security for the proposed advance. It is based on a limited inspection and contains much less thorough and detailed advice about the property than you need, as prospective owner and occupier of the property.

The report is not a Structural Survey, nor is it a House Buyer's Report, each of which requires a much fuller inspection and gives much more detailed advice about the property, suitable for the needs of a prospective owner and occupier, and for which, accordingly, higher fees are charged. There may be serious defects in the property which are not revealed by the valuation report, and there may be omissions or inaccuracies in it which do not matter to us but which would matter to you. It is important that you should not rely in any way on our valuation report in deciding whether to proceed with the purchase.

We strongly recommend that you obtain your own more detailed report on the condition and value of the property, based on a fuller inspection, to enable you to decide whether the property is suitable for your purposes both as an investment and as a residence.

Neither we nor the valuer accept any responsibility to you or any other person for the contents or adequacy of the report made to us, even if the valuer has been at fault in his inspection or his report. Nor do we or the valuer warrant that the price is reasonable.

3. **BUILDINGS INSURANCE.** Regardless of who has arranged the buildings insurance cover, it must be made clear that it is ultimately your responsibility to ensure that the property and any outbuildings are adequately covered. The sum insured needs to be sufficient not only to rebuild the property, outbuildings, etc., but should also take into account architects' fees, site clearance, alternative accommodation costs and all other costs commonly covered by a Buildings Insurance policy.

In the case of a leasehold property, we will expect a block policy to be in force. This must meet our requirements. If it does not, we may not be prepared to proceed with the proposed advance.

If you would like a quote for buildings and/or contents insurance please telephone 0800 378 669.

4. **MEMBER.** On completion of the mortgage you will become a member of the Society and accordingly subject to the rules unless you are a corporate body.

5. **ALTERATION TO THE INTEREST RATE.** If before the completion of this loan the rate of interest charged by us in respect of this type of mortgage is increased or decreased, the rate on interest upon which this offer is based will be raised or lowered accordingly.

6. **EARLY REPAYMENT.** If the loan is repaid in full or in part by way of a lump sum payment before expiry of the term of years for which it was originally granted, an Early Repayment Charge may be charged. Any Early Repayment Charge will be set out in the special conditions.

7. **UNMADE ROADS.** It is assumed that you have acquainted yourself/yourself with any liability in respect of road or paving charges but nevertheless our Solicitor must be satisfied that any liability will be adequately secured.

8. **REPAYMENT OF ANY EXISTING MORTGAGE.** It is a condition of this Mortgage Offer that:

- (a) any mortgage you have must be redeemed upon, or prior to, completion of the mortgage advance the subject of this Mortgage Offer and
- (b) evidence of the discharge of any such existing mortgage shall be produced to our Solicitor at or prior to such completion.

9. **DIRECT DEBIT PAYMENTS.** It is a condition that payments are made by the Clearing Banks' variable direct debit method. We will collect one payment irrespective of how many parties there are to the mortgage.