

The stated APR on the Shared Appreciation Mortgage is –

APR 3.0%

However, you need to consider the impact of your obligation to pay the Shared Appreciation to Barclays which this APR does not include.

A TYPICAL SHARED APPRECIATION MORTGAGE EXAMPLE

The following example is intended to show the cost of a Shared Appreciation Mortgage when converted as an annual interest rate and is based on a house value of £100,000, a loan of £25,000 with Shared Appreciation of 75% of the increase in value of the property. Although the loan can be for life, this example is based on the whole of the loan and Shared Appreciation being repaid after 20 years. This example assumes average house price inflation of 4.5% per annum which produces a house value of £241,172.00. Total amount payable will be £131,409.00 to include Shared Appreciation (£105,879.00), Legal Fees (£305) and a Valuation Fee at redemption of your Shared Appreciation Mortgage (£225). For loans over £25,000 an administration charge of £150 will be made. As there are no monthly interest payments, all amounts are calculated without the benefit of MIRAS.

8.7%

The above is an annual interest rate (calculated as if it were an APR of 8.7%). This rate is based on the representative details given above. Please be aware that house price inflation and the costs and fees associated with a Shared Appreciation Mortgage may vary.

To apply for a Shared Appreciation Mortgage you must be 45 or over.

Please note that Barclays is a responsible lender and remember, if you should run into difficulties, please contact us immediately.

First legal charge over the property required. Written quotations are available from Barclays Bank PLC, Mortgage Information Unit, PO Box HK444, Leeds LS11 8DD. Not available in Scotland, Northern Ireland, the Channel Islands or the Isle of Man.

THE CONDITIONS OF LENDING

Please find listed below a summary of the main features of the Shared Appreciation Mortgage.

Minimum Valuation	£60,000.
Maximum Valuation	None.
Minimum Loan	£15,000.
Maximum Loan	25% of the initial valuation (otherwise, no maximum).
Maximum Term	None.
Minimum Age	45.
Maximum Age	None.
Income Details Required	Yes, but not subject to confirmation.
Booking and Initial Valuation Fees	£250 (in total). These are only payable should you fail to complete the mortgage, or if the loan is greater than £25,000 and is paid off during the first year.
Administration Fee	£150 (if the loan is greater than £25,000).
Exit Valuation Fee and Legal Fees	You will be required to pay a valuation fee when you redeem the mortgage and you will be responsible for your own legal costs.
Insurance	You must insure the property for its full value and, if this is not done, the lender may do so and recover the cost from you.

Security required

First Legal Charge which secures repayment of the loan and additionally secures your obligation to pay the Shared Appreciation and any fees and expenses due to us.

Your property must be your main residence. Only available for Freehold properties. If you sell your property you will be required to repay the loan, any Shared Appreciation due and any fees associated with redemption.

Redemption Costs

In the event that the loan is over £25,000 and is paid off during the first year, the £250 booking and valuation fee which was waived on making the loan will then become payable. An administration fee (currently £150) is also payable on repayment of all loans over £25,000 (whenever the loan is repaid).

In all cases, the property will need to be valued to ascertain its value and your obligation to pay the Shared Appreciation. The cost of this valuation will be added to the redemption figure.

Partial Repayments

Partial repayments can be made at any time after the first anniversary of the loan subject to:

- a minimum repayment of £5,000,
- payment of any valuation fees incurred,
- payment of any Shared Appreciation to date.



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