

Features of the Offset Mortgage and Savings Account

Accord Mortgages offers an offset facility as an integral part of a number of our products. Please read this together with the Key Facts Illustration (KFI) and the relevant Client Product Guide for the type of product you have selected.

Opening and operating your offset savings account.

No interest is paid on your Offset savings account - interest charged on your loan is calculated on the difference between the Offset mortgage balance and the Offset savings balance. Your offset savings account will be opened at the time of completion of your mortgage – up to three offset savings accounts may be linked to your mortgage.

- We open the Offset savings account with Yorkshire Building Society, as a trustee of the savings account(s) on your behalf.
- You will not be a member of or have any membership rights in Yorkshire Building Society.
- The offset savings account is operated by **post only** (there is no cash card with this account).
- Any cheques to be deposited should be payable to Accord Mortgages Limited a/c [your name] [your savings account number].
- The offset savings balance must not exceed the offset mortgage balance.
- Withdrawals will be sent to you by cheque, or a BACS payment can be made to your bank or building society account.
- Credits can be made to your offset savings account via BACS.
- Statements will be issued after every 20 transactions or every three months if sooner. However, no statement will be issued if there have been no withdrawals, although your savings balance will be shown on your annual mortgage statement.

Offset Payment Options

You have two payment options to either help you save on mortgage interest or reduce your monthly outgoings:

The gross payment option

Pay the same amount you would have paid if you were not using your savings to reduce your mortgage interest. You save money in mortgage interest and if you have a repayment mortgage you are also likely to finish paying your mortgage a lot sooner. If you wish to use offsetting to reduce your mortgage term then you will need to contact us. Otherwise, at annual review, your payments will be adjusted every year rather than reducing the term of your mortgage.

The net payment option

Use the benefit of offsetting your savings balance against your mortgage balance to reduce your monthly mortgage interest. This can help to reduce your monthly outgoings by reducing your monthly mortgage payment.

Changing your mind

Don't worry if you change your mind or your circumstances change - you can move between the two options as many times as you wish.

| Summary Box Key Product Information for our Savings Account | |
|--|---|
| Account Name | Offset Savings Account |
| Interest Rate | No interest earned |
| Tax Status | N/A |
| Conditions for bonus payment | N/A |
| Withdrawal Arrangements | Unlimited withdrawals by cheque or BACS |
| Access | Post |

Accord Mortgages Limited is registered in England No. 2139881. Registered office 1 Filey Street Bradford BD1 5AT
Applications subject to standard lending criteria and all loans subject to status.

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

Accord Mortgages Limited is authorised and regulated by the Financial Services Authority.
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