

With effect from 12 December 2025.

Intermediary Product Guide.

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Introducing our product range effective from 12 December 2025.

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House Purchase

- If cashback is applicable this will be paid to the customer via their solicitor, on completion
- If LTV exceeds 75% all lending must be on a repayment basis
- Free Basic Valuation on all Residential House Purchase
- £250 cashback available on properties with an EPC rating of A or B

2 year fixed rate (fixed until 29 February 2028)

							All Properties		A/B EPC Rated Properties Only	
LTV	Initial rate	This reverts to	Product fee	Early repayment charge	Loan size (inc all fees)	APRC %	TSB Mortgage Pro code	Additional features	TSB Mortgage Pro code	Additional features
Up to 60%	3.79%	HVR*, currently 7.49%	£995	2.5% until 28/02/2027, then 1.5% until 29/02/2028	£5,000 to £2 million	7.1	61NA		61FY	£250 cashback
	4.04%		£0			7.1	61FN		61FZ	£250 cashback
60% to 75%	3.89%	HVR*, currently 7.49%	£995	2.5% until 28/02/2027, then 1.5% until 29/02/2028	£5,000 to £2 million	7.1	61FO		61GA	£250 cashback
	4.14%		£0			7.1	61FP		61GB	£250 cashback
75% to 80%	3.94%	HVR*, currently 7.49%	£995	2.5% until 28/02/2027, then 1.5% until 29/02/2028	£5,000 to £1 million	7.1	61FQ		61GC	£250 cashback
	4.19%		£0			7.1	61FR		61GD	£250 cashback
80% to 85%	3.99%	HVR*, currently 7.49%	£995	2.5% until 28/02/2027, then 1.5% until 29/02/2028	£5,000 to £1 million	7.1	61FS		61GE	£250 cashback
	4.29%		£0			7.1	61FT		61GF	£250 cashback
85% to 90%	4.29%	HVR*, currently 7.49%	£995	2.5% until 28/02/2027, then 1.5% until 29/02/2028	£5,000 to £750,000	7.2	61XO	£500 cashback	61XQ	£750 cashback
	4.49%		£0			7.2	61XP	£500 cashback	61XR	£750 cashback
90% to 95%	4.74%	HVR*, currently 7.49%	£995	2.5% until 28/02/2027, then 1.5% until 29/02/2028	£5,000 to £570,000	7.3	61UV	£500 cashback	61UZ	£750 cashback
	4.99%		£0			7.3	61UW	£500 cashback	61VA	£750 cashback

2 year tracker rate (until 29 February 2028)

							All Properties		A/B EPC Rated Properties Only	
LTV	Initial rate	This reverts to	Product fee	Early repayment charge	Loan size (inc all fees)	APRC %	TSB Mortgage Pro code	Additional features	TSB Mortgage Pro code	Additional features
Up to 60%	4.49% (variable) at 0.49% above the BoE base rate**	HVR*, currently 7.49%	£995	No ERC	£5,000 to £2 million	7.2	61GK		61GO	£250 cashback
60% to 75%	4.54% (variable) at 0.54% above the BoE base rate**	HVR*, currently 7.49%	£995	No ERC	£5,000 to £2 million	7.2	61GL		61GP	£250 cashback
75% to 80%	4.89% (variable) at 0.89% above the BoE base rate**	HVR*, currently 7.49%	£995	No ERC	£5,000 to £1 million	7.3	61GM		61GQ	£250 cashback
80% to 85%	4.89% (variable) at 0.89% above the BoE base rate**	HVR*, currently 7.49%	£995	No ERC	£5,000 to £1 million	7.3	61GN		61GR	£250 cashback

*Homeowner Variable Rate, currently 7.49%
**Bank of England Base Rate, currently 4.00%

House Purchase

- If cashback is applicable this will be paid to the customer via their solicitor, on completion
- If LTV exceeds 75% all lending must be on a repayment basis
- Free Basic Valuation on all Residential House Purchase
- £250 cashback available on properties with an EPC rating of A or B

3 year fixed rate (fixed until 28 February 2029)

							All Properties		A/B EPC Rated Properties Only	
LTV	Initial rate	This reverts to	Product fee	Early repayment charge	Loan size (inc all fees)	APRC %	TSB Mortgage Pro code	Additional features	TSB Mortgage Pro code	Additional features
Up to 60%	3.89%	HVR*, currently 7.49%	£995	3.5% until 28/02/2027, then 2.5% until 29/02/2028, then 1.5% until 28/02/2029	£5,000 to £2 million	6.8	61GS		61HC	£250 cashback
	4.19%		£0			6.8	61GT		61HD	£250 cashback
60% to 75%	3.94%	HVR*, currently 7.49%	£995	3.5% until 28/02/2027, then 2.5% until 29/02/2028, then 1.5% until 28/02/2029	£5,000 to £2 million	6.8	61GU		61HE	£250 cashback
	4.29%		£0			6.9	61GV		61HF	£250 cashback
75% to 80%	4.14%	HVR*, currently 7.49%	£995	3.5% until 28/02/2027, then 2.5% until 29/02/2028, then 1.5% until 28/02/2029	£5,000 to £1 million	6.9	61GW		61HG	£250 cashback
	4.49%		£0			6.9	61GX		61HH	£250 cashback
80% to 85%	4.14%	HVR*, currently 7.49%	£995	3.5% until 28/02/2027, then 2.5% until 29/02/2028, then 1.5% until 28/02/2029	£5,000 to £1 million	6.9	61GY		61HI	£250 cashback
	4.49%		£0			6.9	61GZ		61HJ	£250 cashback
85% to 90%	4.49%	HVR*, currently 7.49%	£0	3.5% until 28/02/2027, then 2.5% until 29/02/2028, then 1.5% until 28/02/2029	£5,000 to £750,000	6.9	61OA	£500 cashback	61OC	£750 cashback
90% to 95%	4.99%	HVR*, currently 7.49%	£0	3.5% until 28/02/2027, then 2.5% until 29/02/2028, then 1.5% until 28/02/2029	£5,000 to £570,000	7.1	61OB	£500 cashback	61OD	£750 cashback

*Homeowner Variable Rate, currently 7.49%

House Purchase

- If cashback is applicable this will be paid to the customer via their solicitor, on completion
- If LTV exceeds 75% all lending must be on a repayment basis
- Free Basic Valuation on all Residential House Purchase
- £250 cashback available on properties with an EPC rating of A or B

5 year fixed rate (fixed until 28 February 2031)

							All Properties		A/B EPC Rated Properties Only	
LTV	Initial rate	This reverts to	Product fee	Early repayment charge	Loan size (inc all fees)	APRC %	TSB Mortgage Pro code	Additional features	TSB Mortgage Pro code	Additional features
Up to 60%	3.99%	HVR*, currently 7.49%	£995	5% until 29/02/2028, then 4% until 28/02/2029, then 3% until 28/02/2030, then 2% until 28/02/2031	£5,000 to £2 million	6.4	61HM		61HY	£250 cashback
	4.19%		£0			6.4	61HN		61HZ	£250 cashback
60% to 75%	3.99%	HVR*, currently 7.49%	£995	5% until 29/02/2028, then 4% until 28/02/2029, then 3% until 28/02/2030, then 2% until 28/02/2031	£5,000 to £2 million	6.4	61HO		61IA	£250 cashback
	4.19%		£0			6.4	61HP		61IB	£250 cashback
75% to 80%	4.14%	HVR*, currently 7.49%	£995	5% until 29/02/2028, then 4% until 28/02/2029, then 3% until 28/02/2030, then 2% until 28/02/2031	£5,000 to £1 million	6.4	61HQ		61IC	£250 cashback
	4.34%		£0			6.4	61HR		61ID	£250 cashback
80% to 85%	4.14%	HVR*, currently 7.49%	£995	5% until 29/02/2028, then 4% until 28/02/2029, then 3% until 28/02/2030, then 2% until 28/02/2031	£5,000 to £1 million	6.4	61HS		61IE	£250 cashback
	4.34%		£0			6.4	61HT		61IF	£250 cashback
85% to 90%	4.34%	HVR*, currently 7.49%	£995	5% until 29/02/2028, then 4% until 28/02/2029, then 3% until 28/02/2030, then 2% until 28/02/2031	£5,000 to £750,000	6.5	61VB	£500 cashback	61VF	£750 cashback
	4.49%		£0			6.5	61VC	£500 cashback	61VG	£750 cashback
90% to 95%	4.79%	HVR*, currently 7.49%	£995	5% until 29/02/2028, then 4% until 28/02/2029, then 3% until 28/02/2030, then 2% until 28/02/2031	£5,000 to £570,000	6.7	61VD	£500 cashback	61VH	£750 cashback
	4.89%		£0			6.7	61VE	£500 cashback	61VI	£750 cashback

*Homeowner Variable Rate, currently 7.49%

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Remortgages.

- Free valuation and a choice of either £300 cash back or free standard legals (free legals are not available on loans above £1 million or on shared ownership purchase of final share/tranche applications)***
- If LTV exceeds 75% all lending must be on a repayment basis

2 year fixed rate (fixed until 29 February 2028)

							Free Legals		Own Conveyancer	
LTV	Initial rate	This reverts to	Product fee	Early repayment charge	Loan size (inc all fees)	APRC %	TSB Mortgage Pro code	Additional features	TSB Mortgage Pro code	Additional features
Up to 60%	3.79%	HVR*, currently 7.49%	£1,495	2.5% until 28/02/2027, then 1.5% until 29/02/2028	£5,000 to £2 million***	7.1	61VJ		61VT	£300 cashback
	3.89%		£995			7.1	61VK		61VU	£300 cashback
	4.14%		£0		£25,000 to £2 million***	7.1	61XS		61XZ	£300 cashback
60% to 75%	3.79%	HVR*, currently 7.49%	£1,495	2.5% until 28/02/2027, then 1.5% until 29/02/2028	£5,000 to £2 million***	7.1	61VM		61VW	£300 cashback
	3.89%		£995			7.1	61VN		61VX	£300 cashback
	4.14%		£0			7.1	61XT		61YA	£300 cashback
75% to 80%	4.09%	HVR*, currently 7.49%	£995	2.5% until 28/02/2027, then 1.5% until 29/02/2028	£5,000 to £1 million	7.1	61XU		61YB	£300 cashback
	4.34%		£0			7.1	61XV		61YC	£300 cashback
80% to 85%	4.09%	HVR*, currently 7.49%	£995	2.5% until 28/02/2027, then 1.5% until 29/02/2028	£5,000 to £1 million	7.1	61XW		61YD	£300 cashback
	4.39%		£0			7.1	61XX		61YE	£300 cashback
85% to 90%	4.49%	HVR*, currently 7.49%	£0	2.5% until 28/02/2027, then 1.5% until 29/02/2028	£5,000 to £500,000	7.1	61XY		61YF	£300 cashback

2 year tracker rate (until 29 February 2028)

							Free Legals		Own Conveyancer	
LTV	Initial rate	This reverts to	Product fee	Early repayment charge	Loan size (inc all fees)	APRC %	TSB Mortgage Pro code	Additional features	TSB Mortgage Pro code	Additional features
Up to 60%	4.49% (variable) at 0.49% above the BoE base rate**	HVR*, currently 7.49%	£995	No ERC	£5,000 to £2 million***	7.2	61JG		61JK	£300 cashback
60% to 75%	4.54% (variable) at 0.54% above the BoE base rate**	HVR*, currently 7.49%	£995	No ERC	£5,000 to £2 million***	7.2	61JH		61JL	£300 cashback
75% to 80%	4.89% (variable) at 0.89% above the BoE base rate**	HVR*, currently 7.49%	£995	No ERC	£5,000 to £1 million	7.3	61JI		61JM	£300 cashback
80% to 85%	4.89% (variable) at 0.89% above the BoE base rate**	HVR*, currently 7.49%	£995	No ERC	£5,000 to £1 million	7.3	61JJ		61JN	£300 cashback

*Homeowner Variable Rate, currently 7.49%

**Bank of England Base Rate, currently 4.00%

***Fee assisted legals are provided through TSB's nominated firms of conveyancer up to a maximum loan size of £1 million. Additional costs may become payable for:

- Additional services such as change of name, transfer of equity, deed of postponement, any additional costs in relation to leasehold properties, acting in or discharging Help to Buy arrangements, discharging shared equity arrangements. This information must be given directly to the acting Conveyancer
- Our nominated firms of conveyancers will not act for remortgages where additional funds are raised to simultaneously extend the lease or remortgages which involve acting in ongoing shared equity or shared ownership arrangements.

Remortgages.

- Free valuation and a choice of either £300 cash back or free standard legals (free legals are not available on loans above £1 million or on shared ownership purchase of final share/tranche applications)***
- If LTV exceeds 75% all lending must be on a repayment basis

3 year fixed rate (fixed until 28 February 2029)

							Free Legals		Own Conveyancer	
LTV	Initial rate	This reverts to	Product fee	Early repayment charge	Loan size (inc all fees)	APRC %	TSB Mortgage Pro code	Additional features	TSB Mortgage Pro code	Additional features
Up to 60%	3.89%	HVR*, currently 7.49%	£995	3.5% until 28/02/2027, then 2.5% until 29/02/2028, then 1.5% until 28/02/2029	£5,000 to £2 million***	6.8	61JO		61JW	£300 cashback
	4.24%		£0		£25,000 to £2 million***	6.8	61JP		61JX	£300 cashback
60% to 75%	4.04%	HVR*, currently 7.49%	£995	3.5% until 28/02/2027, then 2.5% until 29/02/2028, then 1.5% until 28/02/2029	£5,000 to £2 million***	6.8	61JQ		61JY	£300 cashback
	4.39%		£0			6.8	61JR		61JZ	£300 cashback
75% to 80%	4.14%	HVR*, currently 7.49%	£995	3.5% until 28/02/2027, then 2.5% until 29/02/2028, then 1.5% until 28/02/2029	£5,000 to £1 million	6.8	61YG		61YK	£300 cashback
	4.44%		£0			6.9	61YH		61YL	£300 cashback
80% to 85%	4.14%	HVR*, currently 7.49%	£995	3.5% until 28/02/2027, then 2.5% until 29/02/2028, then 1.5% until 28/02/2029	£5,000 to £1 million	6.8	61YI		61YM	£300 cashback
	4.44%		£0			6.9	61YJ		61YN	£300 cashback

*Homeowner Variable Rate, currently 7.49%

***Fee assisted legals are provided through TSB's nominated firms of conveyancer up to a maximum loan size of £1 million. Additional costs may become payable for:

- Additional services such as change of name, transfer of equity, deed of postponement, any additional costs in relation to leasehold properties, acting in or discharging Help to Buy arrangements, discharging shared equity arrangements. This information must be given directly to the acting Conveyancer
- Our nominated firms of conveyancers will not act for remortgages where additional funds are raised to simultaneously extend the lease or remortgages which involve acting in ongoing shared equity or shared ownership arrangements.

Remortgages.

- Free valuation and a choice of either £300 cash back or free standard legals (free legals are not available on loans above £1 million or on shared ownership purchase of final share/tranche applications)***
- If LTV exceeds 75% all lending must be on a repayment basis

5 year fixed rate (fixed until 28 February 2031)

							Free Legals		Own Conveyancer	
LTV	Initial rate	This reverts to	Product fee	Early repayment charge	Loan size (inc all fees)	APRC %	TSB Mortgage Pro code	Additional features	TSB Mortgage Pro code	Additional features
Up to 60%	3.99%	HVR*, currently 7.49%	£995	5% until 29/02/2028, then 4% until 28/02/2029, then 3% until 28/02/2030, then 2% until 28/02/2031	£5,000 to £2 million***	6.3	61KE		61KN	£300 cashback
	4.14%		£0		£25,000 to £2 million***	6.3	61KF		61KO	£300 cashback
60% to 75%	3.99%	HVR*, currently 7.49%	£995	5% until 29/02/2028, then 4% until 28/02/2029, then 3% until 28/02/2030, then 2% until 28/02/2031	£5,000 to £2 million***	6.3	61KG		61KP	£300 cashback
	4.19%		£0			6.3	61KH		61KQ	£300 cashback
75% to 80%	4.09%	HVR*, currently 7.49%	£995	5% until 29/02/2028, then 4% until 28/02/2029, then 3% until 28/02/2030, then 2% until 28/02/2031	£5,000 to £1 million	6.3	61YO		61YS	£300 cashback
	4.29%		£0			6.3	61YP		61YT	£300 cashback
80% to 85%	4.09%	HVR*, currently 7.49%	£995	5% until 29/02/2028, then 4% until 28/02/2029, then 3% until 28/02/2030, then 2% until 28/02/2031	£5,000 to £1 million	6.3	61YQ		61YU	£300 cashback
	4.29%		£0			6.3	61YR		61YV	£300 cashback
85% to 90%	4.49%	HVR*, currently 7.49%	£0	5% until 29/02/2028, then 4% until 28/02/2029, then 3% until 28/02/2030, then 2% until 28/02/2031	£5,000 to £500,000	6.4	61KM		61KV	£300 cashback

*Homeowner Variable Rate, currently 7.49%

***Fee assisted legals are provided through TSB's nominated firms of conveyancer up to a maximum loan size of £1 million. Additional costs may become payable for:

- Additional services such as change of name, transfer of equity, deed of postponement, any additional costs in relation to leasehold properties, acting in or discharging Help to Buy arrangements, discharging shared equity arrangements. This information must be given directly to the acting Conveyancer
- Our nominated firms of conveyancers will not act for remortgages where additional funds are raised to simultaneously extend the lease or remortgages which involve acting in ongoing shared equity or shared ownership arrangements.

Shared Equity / Shared Ownership.

- Shared Equity & Help to Buy is available for properties in England, Wales & Scotland, maximum 85% LTV
- Shared Ownership is available for properties in England & Wales, maximum 95% LTV
- Free Basic Valuation on all Shared Equity and Shared Ownership House Purchase products
- £250 cashback available on properties with an EPC rating of A or B
- If cashback is applicable this will be paid to the customer via their solicitor, on completion

House Purchase

2 year fixed rate (fixed until 29 February 2028)

LTV	Initial rate	This reverts to	Product fee	Early repayment charge	Loan size (inc all fees)	APRC %	All Properties	
							TSB Mortgage Pro code	Additional features
Up to 60%	3.79%	HVR*, currently 7.49%	£995	2.5% until 28/02/2027, then 1.5% until 29/02/2028	£5,000 to £1 million	7.1	61KW	
	4.04%		£0			7.1	61KX	
60% to 75%	3.89%	HVR*, currently 7.49%	£995	2.5% until 28/02/2027, then 1.5% until 29/02/2028	£5,000 to £1 million	7.1	61KY	
	4.14%		£0			7.1	61KZ	
75% to 80%	3.94%	HVR*, currently 7.49%	£995	2.5% until 28/02/2027, then 1.5% until 29/02/2028	£5,000 to £1 million	7.1	61LA	
	4.19%		£0			7.1	61LB	
80% to 85%	3.99%	HVR*, currently 7.49%	£995	2.5% until 28/02/2027, then 1.5% until 29/02/2028	£5,000 to £1 million	7.1	61LC	
	4.29%		£0			7.1	61LD	
85% to 90%	4.29%	HVR*, currently 7.49%	£995	2.5% until 28/02/2027, then 1.5% until 29/02/2028	£5,000 to £500,000	7.2	61YW	£500 cashback
	4.49%		£0			7.2	61YX	£500 cashback
90% to 95%	4.74%	HVR*, currently 7.49%	£995	2.5% until 28/02/2027, then 1.5% until 29/02/2028	£5,000 to £500,000	7.3	61WF	£500 cashback
	4.99%		£0			7.3	61WG	£500 cashback

A/B EPC Rated Properties Only	
TSB Mortgage Pro code	Additional features
61LI	£250 cashback
61LJ	£250 cashback
61LK	£250 cashback
61LL	£250 cashback
61LM	£250 cashback
61LN	£250 cashback
61LO	£250 cashback
61LP	£250 cashback
61YY	£750 cashback
61YZ	£750 cashback
61WJ	£750 cashback
61WK	£750 cashback

5 year fixed rate (fixed until 28 February 2031)

LTV	Initial rate	This reverts to	Product fee	Early repayment charge	Loan size (inc all fees)	APRC %	All Properties	
							TSB Mortgage Pro code	Additional features
Up to 60%	3.99%	HVR*, currently 7.49%	£995	5% until 29/02/2028, then 4% until 28/02/2029, then 3% until 28/02/2030, then 2% until 28/02/2031	£5,000 to £1 million	6.4	61LU	
	4.19%		£0			6.4	61LV	
60% to 75%	3.99%	HVR*, currently 7.49%	£995	5% until 29/02/2028, then 4% until 28/02/2029, then 3% until 28/02/2030, then 2% until 28/02/2031	£5,000 to £1 million	6.4	61LW	
	4.19%		£0			6.4	61LX	
75% to 80%	4.14%	HVR*, currently 7.49%	£995	5% until 29/02/2028, then 4% until 28/02/2029, then 3% until 28/02/2030, then 2% until 28/02/2031	£5,000 to £1 million	6.4	61LY	
	4.34%		£0			6.4	61LZ	
80% to 85%	4.14%	HVR*, currently 7.49%	£995	5% until 29/02/2028, then 4% until 28/02/2029, then 3% until 28/02/2030, then 2% until 28/02/2031	£5,000 to £1 million	6.4	61MA	
	4.34%		£0			6.4	61MB	
85% to 90%	4.34%	HVR*, currently 7.49%	£995	5% until 29/02/2028, then 4% until 28/02/2029, then 3% until 28/02/2030, then 2% until 28/02/2031	£5,000 to £500,000	6.5	61WL	£500 cashback
	4.49%		£0			6.5	61WM	£500 cashback
90% to 95%	4.79%	HVR*, currently 7.49%	£995	5% until 29/02/2028, then 4% until 28/02/2029, then 3% until 28/02/2030, then 2% until 28/02/2031	£5,000 to £500,000	6.7	61WN	£500 cashback
	4.89%		£0			6.7	61WO	£500 cashback

A/B EPC Rated Properties Only	
TSB Mortgage Pro code	Additional features
61MG	£250 cashback
61MH	£250 cashback
61MI	£250 cashback
61MJ	£250 cashback
61MK	£250 cashback
61ML	£250 cashback
61MM	£250 cashback
61MN	£250 cashback
61WP	£750 cashback
61WQ	£750 cashback
61WR	£750 cashback
61WS	£750 cashback

*Homeowner Variable Rate, currently 7.49%

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Shared Equity / Shared Ownership.

- Shared Equity & Help to Buy is available for properties in England, Wales & Scotland, maximum 85% LTV
- Shared Ownership is available for properties in England & Wales, maximum 90% LTV
- Free Basic Valuation on all Shared Equity and Shared Ownership Remortgage products
- If cashback is applicable this will be paid to the customer via their solicitor, on completion

Remortgage (own Conveyancer)

2 year fixed rate (fixed until 29 February 2028)

LTV	Initial rate	This reverts to	Product fee	Early repayment charge	Loan size (inc all fees)	APRC %	TSB Mortgage Pro code	Additional features
Up to 60%	4.69%	HVR*, currently 7.49%	£0	2.5% until 28/02/2027, then 1.5% until 29/02/2028	£5,000 to £1 million	7.2	61MS	£500 cashback
60% to 75%	4.74%	HVR*, currently 7.49%	£0	2.5% until 28/02/2027, then 1.5% until 29/02/2028	£5,000 to £1 million	7.2	61MT	£500 cashback
75% to 80%	4.89%	HVR*, currently 7.49%	£0	2.5% until 28/02/2027, then 1.5% until 29/02/2028	£5,000 to £1 million	7.2	61MU	£500 cashback
80% to 85%	4.94%	HVR*, currently 7.49%	£0	2.5% until 28/02/2027, then 1.5% until 29/02/2028	£5,000 to £1 million	7.2	61MV	£500 cashback

*Homeowner Variable Rate, currently 7.49%

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Buy-to-Let.

- If cashback is applicable this will be paid to the customer via their solicitor, on completion
- Free Basic Valuation on all Buy to Let House Purchase products

House Purchase

2 year fixed rate (fixed until 30 April 2028)

LTV	Initial rate	This reverts to	Product fee	Early repayment charge	Loan size (inc all fees)	APRC %	TSB Mortgage Pro code	Additional features
Up to 60%	3.84%	BVR*, currently 8.34%	£1,995	2.5% until 30/04/2027, then 1.5% until 30/04/2028	£25,005 to £1 million	7.9	61PO	N/A
	4.14%		£995			7.9	61PP	N/A
	4.34%		£0			7.9	61PQ	N/A
60% to 75%	4.19%	BVR*, currently 8.34%	£995	2.5% until 30/04/2027, then 1.5% until 30/04/2028	£25,005 to £1 million	7.9	61PR	N/A
	4.39%		£0			7.9	61PS	N/A
75% to 80%	5.09%	BVR*, currently 8.34%	£1,995	2.5% until 30/04/2027, then 1.5% until 30/04/2028	£25,005 to £500,000	8.1	61PT	N/A
	5.39%		£995			8.1	61PU	N/A
	5.79%		£0			8.1	61PV	N/A

5 year fixed rate (fixed until 30 April 2031)

LTV	Initial rate	This reverts to	Product fee	Early repayment charge	Loan size (inc all fees)	APRC %	TSB Mortgage Pro code	Additional features
Up to 60%	4.04%	BVR*, currently 8.34%	£1,995	5% until 30/04/2028, then 4% until 30/04/2029, then 3% until 30/04/2030, then 2% until 30/04/2031	£25,005 to £1 million	7.0	61PW	N/A
	4.14%		£995			6.9	61PX	N/A
	4.24%		£0			6.9	61PY	N/A
60% to 75%	4.19%	BVR*, currently 8.34%	£995	5% until 30/04/2028, then 4% until 30/04/2029, then 3% until 30/04/2030, then 2% until 30/04/2031	£25,005 to £1 million	7.0	61PZ	N/A
	4.29%		£0			6.9	61QA	N/A
75% to 80%	5.04%	BVR*, currently 8.34%	£1,995	5% until 30/04/2028, then 4% until 30/04/2029, then 3% until 30/04/2030, then 2% until 30/04/2031	£25,005 to £500,000	7.4	61QB	N/A
	5.14%		£995			7.3	61QC	N/A
	5.34%		£0			7.4	61QD	N/A

2 year tracker rate (until 30 April 2028)

LTV	Initial rate	This reverts to	Product fee	Early repayment charge	Loan size (inc all fees)	APRC %	TSB Mortgage Pro code	Additional features
Up to 60%	4.69% (variable) at 0.69% above the BoE base rate**	BVR*, currently 8.34%	£995	No ERC	£25,005 to £1 million	8.0	61QE	N/A
60% to 75%	4.84% (variable) at 0.84% above the BoE base rate**	BVR*, currently 8.34%	£995	No ERC	£25,005 to £1 million	8.0	61QF	N/A

*Buy-to-Let Variable Rate, currently 8.34%

**Bank of England Base Rate, currently 4.00%

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Buy-to-Let.

- Free valuation and a choice of either £300 cash back or free standard legals***
- If cashback is applicable this will be paid to the customer via their solicitor, on completion

Remortgage

2 year fixed rate (fixed until 30 April 2028)

							Free Legals		Own Conveyancer	
LTV	Initial rate	This reverts to	Product fee	Early repayment charge	Loan size (inc all fees)	APRC %	TSB Mortgage Pro code	Additional features	TSB Mortgage Pro code	Additional features
Up to 60%	3.89%	BVR*, currently 8.34%	£1,995	2.5% until 30/04/2027, then 1.5% until 30/04/2028	£25,005 to £1 million	7.8	61QG	N/A	61QO	£300 cashback
	4.19%		£995			7.8	61QH	N/A	61QP	£300 cashback
	4.39%		£0			7.8	61QI	N/A	61QQ	£300 cashback
60% to 75%	4.29%	BVR*, currently 8.34%	£995	2.5% until 30/04/2027, then 1.5% until 30/04/2028	£25,005 to £1 million	7.9	61QJ	N/A	61QR	£300 cashback
	4.49%		£0			7.8	61QK	N/A	61QS	£300 cashback
75% to 80%	5.14%	BVR*, currently 8.34%	£1,995	2.5% until 30/04/2027, then 1.5% until 30/04/2028	£25,005 to £500,000	8.1	61QL	N/A	61QT	£300 cashback
	5.44%		£995			8.1	61QM	N/A	61QU	£300 cashback
	5.84%		£0			8.1	61QN	N/A	61QV	£300 cashback

5 year fixed rate (fixed until 30 April 2031)

							Free Legals		Own Conveyancer	
LTV	Initial rate	This reverts to	Product fee	Early repayment charge	Loan size (inc all fees)	APRC %	TSB Mortgage Pro code	Additional features	TSB Mortgage Pro code	Additional features
Up to 60%	4.09%	BVR*, currently 8.34%	£1,995	5% until 30/04/2028, then 4% until 30/04/2029, then 3% until 30/04/2030, then 2% until 30/04/2031	£25,005 to £1 million	6.9	61QW	N/A	61RE	£300 cashback
	4.19%		£995			6.9	61QX	N/A	61RF	£300 cashback
	4.29%		£0			6.8	61QY	N/A	61RG	£300 cashback
60% to 75%	4.24%	BVR*, currently 8.34%	£995	5% until 30/04/2028, then 4% until 30/04/2029, then 3% until 30/04/2030, then 2% until 30/04/2031	£25,005 to £1 million	6.9	61QZ	N/A	61RH	£300 cashback
	4.39%		£0			6.9	61RA	N/A	61RI	£300 cashback
75% to 80%	5.09%	BVR*, currently 8.34%	£1,995	5% until 30/04/2028, then 4% until 30/04/2029, then 3% until 30/04/2030, then 2% until 30/04/2031	£25,005 to £500,000	7.3	61RB	N/A	61RJ	£300 cashback
	5.19%		£995			7.3	61RC	N/A	61RK	£300 cashback
	5.39%		£0			7.3	61RD	N/A	61RL	£300 cashback

2 year tracker rate (until 30 April 2028)

							Free Legals		Own Conveyancer	
LTV	Initial rate	This reverts to	Product fee	Early repayment charge	Loan size (inc all fees)	APRC %	TSB Mortgage Pro code	Additional features	TSB Mortgage Pro code	Additional features
Up to 60%	4.69% (variable) at 0.69% above the BoE base rate**	BVR*, currently 8.34%	£995	No ERC	£25,005 to £1 million	7.9	61RM	N/A	61RO	£300 cashback
60% to 75%	4.84% (variable) at 0.84% above the BoE base rate**	BVR*, currently 8.34%	£995	No ERC	£25,005 to £1 million	8.0	61RN	N/A	61RP	£300 cashback

*Buy-to-Let Variable Rate, currently 8.34%

**Bank of England Base Rate, currently 4.00%

***Fee assisted legals are provided through TSB's nominated firms of conveyancer up to a maximum loan size of £1 million. Additional costs may become payable for:

- Additional services such as change of name, transfer of equity, deed of postponement, any additional costs in relation to leasehold properties, acting in or discharging Help to Buy arrangements, discharging shared equity arrangements. This information must be given directly to the acting Conveyancer

- Our nominated firms of conveyancers will not act for remortgages where additional funds are raised to simultaneously extend the lease or remortgages which involve acting in ongoing shared equity or shared ownership arrangements.

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Product Transfers

- 1, 2, 3 & 5 year rates
- Available up to 120% LTV
- Max loan size £7.5 million
- Available for existing mortgage customers (including Shared Equity & Shared Ownership) who wish to switch to a fixed or tracker rate

Residential

1 year fixed rate (fixed until 30 April 2027)

LTV	Initial rate	This reverts to	Product fee	Early repayment charge	Loan size (inc all fees)	APRC %	TSB Mortgage Pro code	Additional features
Up to 75%	5.15%	HVR*, currently 7.49%	£0	1% until 30/04/2027	Up to £7.5 million	7.5	61RQ	

*Homeowner Variable Rate, currently 7.49%

**Bank of England Base Rate, currently 4.00%

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Product Transfers

Residential

2 year fixed rate (fixed until 30 April 2028)

LTV	Initial rate	This reverts to	Product fee	Early repayment charge	Loan size (inc all fees)	APRC %	TSB Mortgage Pro code	Additional features
Up to 60%	3.64%	HVR*, currently 7.49%	£1,495	2.5% until 30/04/2027, then 1.5% until 30/04/2028	Up to £7.5 million	7.0	61ZV	
	3.69%		£995			7.0	61ZW	
	3.99%		£0			6.9	61ZX	
60% to 75%	3.74%	HVR*, currently 7.49%	£1,495	2.5% until 30/04/2027, then 1.5% until 30/04/2028	Up to £7.5 million	7.0	61RU	
	3.79%		£995			7.0	61ZY	
	4.09%		£0			6.9	61ZZ	
75% to 80%	4.09%	HVR*, currently 7.49%	£995	2.5% until 30/04/2027, then 1.5% until 30/04/2028	Up to £7.5 million	7.0	61RX	
	4.34%		£0			7.0	61RY	
80% to 85%	4.09%	HVR*, currently 7.49%	£995	2.5% until 30/04/2027, then 1.5% until 30/04/2028	Up to £7.5 million	7.0	61ZA	
	4.34%		£0			7.0	62AA	
85% to 90%	4.29%	HVR*, currently 7.49%	£995	2.5% until 30/04/2027, then 1.5% until 30/04/2028	Up to £7.5 million	7.1	61SB	
	4.49%		£0			7.0	61ZB	
90% to 120%	5.04%	HVR*, currently 7.49%	£0	2.5% until 30/04/2027, then 1.5% until 30/04/2028	Up to £7.5 million	7.2	61SD	

2 year tracker rate (until 30 April 2028)

LTV	Initial rate	This reverts to	Product fee	Early repayment charge	Loan size (inc all fees)	APRC %	TSB Mortgage Pro code	Additional features
Up to 60%	4.39% (variable) at 0.39% above the BoE base rate**	HVR*, currently 7.49%	£995	No ERC	Up to £7.5 million	7.1	61SE	
60% to 75%	4.44% (variable) at 0.44% above the BoE base rate**	HVR*, currently 7.49%	£995	No ERC	Up to £7.5 million	7.1	61SF	
75% to 80%	4.69% (variable) at 0.69% above the BoE base rate**	HVR*, currently 7.49%	£995	No ERC	Up to £7.5 million	7.2	61SG	
80% to 85%	4.69% (variable) at 0.69% above the BoE base rate**	HVR*, currently 7.49%	£995	No ERC	Up to £7.5 million	7.2	61SH	
85% to 90%	4.94% (variable) at 0.94% above the BoE base rate**	HVR*, currently 7.49%	£995	No ERC	Up to £7.5 million	7.2	61SI	

*Homeowner Variable Rate, currently 7.49%

**Bank of England Base Rate, currently 4.00%

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Product Transfers

Residential

3 year fixed rate (fixed until 30 April 2029)

LTV	Initial rate	This reverts to	Product fee	Early repayment charge	Loan size (inc all fees)	APRC %	TSB Mortgage Pro code	Additional features
Up to 60%	3.74%	HVR*, currently 7.49%	£1,495	3.5% until 30/04/2027, then 2.5% until 30/04/2028, then 1.5% until 30/04/2029	Up to £7.5 million	6.6	61SJ	
	3.79%		£995			6.6	61SK	
	4.09%		£0			6.6	61SL	
60% to 75%	3.89%	HVR*, currently 7.49%	£1,495	3.5% until 30/04/2027, then 2.5% until 30/04/2028, then 1.5% until 30/04/2029	Up to £7.5 million	6.7	61SM	
	3.94%		£995			6.7	61SN	
	4.19%		£0			6.6	61SO	
75% to 80%	4.09%	HVR*, currently 7.49%	£995	3.5% until 30/04/2027, then 2.5% until 30/04/2028, then 1.5% until 30/04/2029	Up to £7.5 million	6.7	62AB	
	4.29%		£0			6.7	62AC	
80% to 85%	4.09%	HVR*, currently 7.49%	£995	3.5% until 30/04/2027, then 2.5% until 30/04/2028, then 1.5% until 30/04/2029	Up to £7.5 million	6.7	62AD	
	4.29%		£0			6.7	62AE	

*Homeowner Variable Rate, currently 7.49%

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Product Transfers

Residential

5 year fixed rate (fixed until 30 April 2031)

LTV	Initial rate	This reverts to	Product fee	Early repayment charge	Loan size (inc all fees)	APRC %	TSB Mortgage Pro code	Additional features
Up to 60%	3.79%	HVR*, currently 7.49%	£1,495	5% until 30/04/2028, then 4% until 30/04/2029, then 3% until 30/04/2030, then 2% until 30/04/2031	Up to £7.5 million	6.0	61ST	
	3.89%		£995			6.0	61SU	
	3.99%		£0			6.0	61SV	
60% to 75%	3.89%	HVR*, currently 7.49%	£1,495	5% until 30/04/2028, then 4% until 30/04/2029, then 3% until 30/04/2030, then 2% until 30/04/2031	Up to £7.5 million	6.1	61SW	
	3.94%		£995			6.0	61SX	
	4.09%		£0			6.0	61SY	
75% to 80%	4.04%	HVR*, currently 7.49%	£995	5% until 30/04/2028, then 4% until 30/04/2029, then 3% until 30/04/2030, then 2% until 30/04/2031	Up to £7.5 million	6.1	62AF	
	4.24%		£0			6.1	62AG	
80% to 85%	4.04%	HVR*, currently 7.49%	£995	5% until 30/04/2028, then 4% until 30/04/2029, then 3% until 30/04/2030, then 2% until 30/04/2031	Up to £7.5 million	6.1	62AH	
	4.24%		£0			6.1	62AI	
85% to 90%	4.24%	HVR*, currently 7.49%	£995	5% until 30/04/2028, then 4% until 30/04/2029, then 3% until 30/04/2030, then 2% until 30/04/2031	Up to £7.5 million	6.2	62AJ	
	4.39%		£0			6.2	62AK	
90% to 120%	5.04%	HVR*, currently 7.49%	£0	5% until 30/04/2028, then 4% until 30/04/2029, then 3% until 30/04/2030, then 2% until 30/04/2031	Up to £7.5 million	6.5	61TF	

*Homeowner Variable Rate, currently 7.49%

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Product transfers.

- 1, 2 and 5 year rates
- Available up to 120% LTV
- Max loan size £7.5 million

Buy-to-Let

- Available for existing BTL mortgage customers who wish to switch to a fixed or tracker rate

1 year fixed rate (fixed until 30 April 2027)

LTV	Initial rate	This reverts to	Product fee	Early repayment charge	Loan size (inc all fees)	APRC %	TSB Mortgage Pro code	Additional features
Up to 75%	5.15%	BVR*, currently 8.34%	£0	1% until 30/04/2027	Up to £7.5 million	8.2	61TG	

2 year fixed rate (fixed until 30 April 2028)

LTV	Initial rate	This reverts to	Product fee	Early repayment charge	Loan size (inc all fees)	APRC %	TSB Mortgage Pro code	Additional features
Up to 60%	3.84%	BVR*, currently 8.34%	£995	2.5% until 30/04/2027, then 1.5% until 30/04/2028	Up to £7.5 million	7.7	62AL	
	4.14%		£0			7.6	62AM	
60% to 75%	4.09%	BVR*, currently 8.34%	£995	2.5% until 30/04/2027, then 1.5% until 30/04/2028	Up to £7.5 million	7.7	62AN	
	4.29%		£0			7.7	62AO	
75% to 80%	4.84%	BVR*, currently 8.34%	£995	2.5% until 30/04/2027, then 1.5% until 30/04/2028	Up to £7.5 million	7.9	61TL	
	5.24%		£0			7.9	61TM	
80% to 120%	5.74%	BVR*, currently 8.34%	£0	2.5% until 30/04/2027, then 1.5% until 30/04/2028	Up to £7.5 million	8.0	61TN	

2 year tracker rate (until 30 April 2028)

LTV	Initial rate	This reverts to	Product fee	Early repayment charge	Loan size (inc all fees)	APRC %	TSB Mortgage Pro code	Additional features
Up to 60%	4.49% (variable) at 0.49% above the BoE base rate**	BVR*, currently 8.34%	£995	No ERC	Up to £7.5 million	7.8	61TO	
60% to 75%	4.64% (variable) at 0.64% above the BoE base rate**	BVR*, currently 8.34%	£995	No ERC	Up to £7.5 million	7.9	61TP	

5 year fixed rate (fixed until 30 April 2031)

LTV	Initial rate	This reverts to	Product fee	Early repayment charge	Loan size (inc all fees)	APRC %	TSB Mortgage Pro code	Additional features
Up to 60%	3.99%	BVR*, currently 8.34%	£995	5% until 30/04/2028, then 4% until 30/04/2029, then 3% until 30/04/2030, then 2% until 30/04/2031	Up to £7.5 million	6.5	62AP	
	4.19%		£0			6.5	62AQ	
60% to 75%	4.19%	BVR*, currently 8.34%	£995	5% until 30/04/2028, then 4% until 30/04/2029, then 3% until 30/04/2030, then 2% until 30/04/2031	Up to £7.5 million	6.6	62AR	
	4.34%		£0			6.6	62AS	
75% to 80%	4.84%	BVR*, currently 8.34%	£995	5% until 30/04/2028, then 4% until 30/04/2029, then 3% until 30/04/2030, then 2% until 30/04/2031	Up to £7.5 million	6.9	61TU	
	5.04%		£0			6.9	61TV	
80% to 120%	5.49%	BVR*, currently 8.34%	£0	5% until 30/04/2028, then 4% until 30/04/2029, then 3% until 30/04/2030, then 2% until 30/04/2031	Up to £7.5 million	7.2	61TW	

*Buy-to-Let Variable Rate, currently 8.34%

**Bank of England Base Rate, currently 4.00%

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Residential Additional Borrowing

• Max loan size includes existing loan amount

2 year fixed rate (fixed until 30 April 2028)

LTV	Initial rate	This reverts to	Product fee	Early repayment charge	Loan size (inc all fees)	APRC %	TSB Mortgage Pro code	Additional features
Up to 60%	3.99%	HVR*, currently 7.49%	£0	2.5% until 30/04/2027, then 1.5% until 30/04/2028	£10,000 to £2 million	6.9	62AT	
60% to 75%	4.09%	HVR*, currently 7.49%	£0	2.5% until 30/04/2027, then 1.5% until 30/04/2028	£10,000 to £2 million	6.9	62AU	
75% to 80%	4.34%	HVR*, currently 7.49%	£0	2.5% until 30/04/2027, then 1.5% until 30/04/2028	£10,000 to £1 million	6.9	61TZ	

3 year fixed rate (fixed until 30 April 2029)

LTV	Initial rate	This reverts to	Product fee	Early repayment charge	Loan size (inc all fees)	APRC %	TSB Mortgage Pro code	Additional features
Up to 60%	4.09%	HVR*, currently 7.49%	£0	3.5% until 30/04/2027, then 2.5% until 30/04/2028, then 1.5% until 30/04/2029	£10,000 to £2 million	6.5	61UB	
60% to 75%	4.19%	HVR*, currently 7.49%	£0	3.5% until 30/04/2027, then 2.5% until 30/04/2028, then 1.5% until 30/04/2029	£10,000 to £2 million	6.6	61UC	
75% to 80%	4.29%	HVR*, currently 7.49%	£0	3.5% until 30/04/2027, then 2.5% until 30/04/2028, then 1.5% until 30/04/2029	£10,000 to £1 million	6.6	62AW	

5 year fixed rate (fixed until 30 April 2031)

LTV	Initial rate	This reverts to	Product fee	Early repayment charge	Loan size (inc all fees)	APRC %	TSB Mortgage Pro code	Additional features
Up to 60%	3.99%	HVR*, currently 7.49%	£0	5% until 30/04/2028, then 4% until 30/04/2029, then 3% until 30/04/2030, then 2% until 30/04/2031	£10,000 to £2 million	5.9	61UF	
60% to 75%	4.09%	HVR*, currently 7.49%	£0	5% until 30/04/2028, then 4% until 30/04/2029, then 3% until 30/04/2030, then 2% until 30/04/2031	£10,000 to £2 million	5.9	61UG	
75% to 80%	4.24%	HVR*, currently 7.49%	£0	5% until 30/04/2028, then 4% until 30/04/2029, then 3% until 30/04/2030, then 2% until 30/04/2031	£10,000 to £1 million	6.0	62AY	

2 year tracker rate (until 30 April 2028)

LTV	Initial rate	This reverts to	Product fee	Early repayment charge	Loan size (inc all fees)	APRC %	TSB Mortgage Pro code	Additional features
Up to 60%	4.79% (variable) at 0.79% above the BoE base rate**	HVR*, currently 7.49%	£0	No ERC	£10,000 to £2 million	7.1	61UJ	
60% to 75%	4.84% (variable) at 0.84% above the BoE base rate**	HVR*, currently 7.49%	£0	No ERC	£10,000 to £2 million	7.1	61UK	
75% to 80%	5.09% (variable) at 1.09% above the BoE base rate**	HVR*, currently 7.49%	£0	No ERC	£10,000 to £1 million	7.1	61UL	

*Homeowner Variable Rate, currently 7.49%

**Bank of England Base Rate, currently 4.00%

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Buy to Let Additional Borrowing

• Max loan size includes existing loan amount

2 year fixed rate (fixed until 30 April 2028)

LTV	Initial rate	This reverts to	Product fee	Early repayment charge	Loan size (inc all fees)	APRC %	TSB Mortgage Pro code	Additional features
Up to 60%	4.14%	BVR*, currently 8.34%	£0	2.5% until 30/04/2027, then 1.5% until 30/04/2028	£10,000 to £1 million	7.6	62BA	
60% to 75%	4.29%	BVR*, currently 8.34%	£0	2.5% until 30/04/2027, then 1.5% until 30/04/2028	£10,000 to £1 million	7.6	62BB	

5 year fixed rate (fixed until 30 April 2031)

LTV	Initial rate	This reverts to	Product fee	Early repayment charge	Loan size (inc all fees)	APRC %	TSB Mortgage Pro code	Additional features
Up to 60%	4.19%	BVR*, currently 8.34%	£0	5% until 30/04/2028, then 4% until 30/04/2029, then 3% until 30/04/2030, then 2% until 30/04/2031	£10,000 to £1 million	6.4	62BC	
60% to 75%	4.34%	BVR*, currently 8.34%	£0	5% until 30/04/2028, then 4% until 30/04/2029, then 3% until 30/04/2030, then 2% until 30/04/2031	£10,000 to £1 million	6.5	62BD	

2 year tracker rate (until 30 April 2028)

LTV	Initial rate	This reverts to	Product fee	Early repayment charge	Loan size (inc all fees)	APRC %	TSB Mortgage Pro code	Additional features
Up to 60%	4.89% (variable) at 0.89% above the BoE base rate**	BVR*, currently 8.34%	£0	No ERC	£10,000 to £1 million	7.8	61UQ	
60% to 75%	5.04% (variable) at 1.04% above the BoE base rate**	BVR*, currently 8.34%	£0	No ERC	£10,000 to £1 million	7.8	61UR	

*Buy-to-Let Variable Rate, currently 8.34%

**Bank of England Base Rate, currently 4.00%

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TSB Mortgage Pro

Valuation fees.

Mortgage valuations fees for House Purchase

Property value greater than	Property value less than or equal to	Charge (inclusive of VAT)		
		Basic Valuation	Homebuyers Valuation	Building Survey
£0	£25,000	£0	£256	£466
£25,000	£50,000	£0	£256	£466
£50,000	£100,000	£0	£256	£466
£100,000	£150,000	£0	£278	£504
£150,000	£200,000	£0	£316	£570
£200,000	£250,000	£0	£406	£726
£250,000	£350,000	£0	£447	£798
£350,000	£450,000	£0	£536	£894
£450,000	£550,000	£0	£624	£941
£550,000	£650,000	£0	£714	£1,026
£650,000	£750,000	£0	£798	£1,112
£750,000	£850,000	£0	£896	£1,155
£850,000	£1,000,000	£0	£972	£1,240
£1,000,000	£1,250,000	£0	£1,051	£1,653
£1,250,000	£1,500,000	£0	£1,051	£1,891
£1,500,000	£1,750,000	£0	£1,051	£2,128
£1,750,000	£2,000,000	£0	£1,051	£2,366

If you'd like to discuss a case...

Contact your Business Development Manager
Click intermediary.tsb.co.uk/contact

TSB Intermediary line is open Monday to Friday 9am to 5pm. Calls may be monitored or recorded.

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