

## General information - About our mortgages

### Who we are

We are Perenna Bank PLC (Perenna). A UK mortgage lender that specialises in long term fixed rate mortgages.

Our registered office is at 20 Eastbourne Terrace, London, W2 6LG.

### Mortgages we offer

We offer residential mortgages. This means the loan must be used to buy or remortgage a property that you will live in.

You don't need to use the full loan for the property itself. You can use it for other things (subject to our lending criteria). However, you should think carefully about borrowing against your home as you could lose it if you can't keep up the repayments.

### The property

Your property must be located in England or Wales.

All our loans will be secured by a first legal charge against your property. This allows us to recover any money you owe us if things go wrong.

Before offering any loan, we will arrange a valuation of the property. This valuation is for our use only. We need to confirm how much the property is worth.

### Our products and interest rates

We don't think homeowners should have to worry about rates changing or being denied access to mortgage products in the future. That's why all of our products have fixed interest rates for the whole mortgage term.

On our standard residential mortgages, you can fix your rate for 10-40 years so you'll know exactly what you must pay each month.

We know 40 years may feel like a long time, and that's why our loans come with flexibility as standard. If you decide to move home, you can take your mortgage with you. And if you'd like to change your deal, or make unlimited overpayments, that's absolutely fine. You can do so without charge once the early repayment charge (ERC) period ends. Your Mortgage Illustration will explain more about the ERC that applies to your loan.

## **Your repayment options**

We offer both repayment and interest-only mortgages. A repayment mortgage means you will gradually pay off the amount you have borrowed, along with the interest charged, over the term of the loan. Once your payments have finished, you will have repaid your mortgage in full.

An interest-only mortgage means that you pay the interest charged to the loan each month, but don't pay anything towards reducing the original amount you have borrowed. This means that the monthly payments are smaller, but you will need to prove you can repay the full loan amount at the end of the term.

## **Retirement Interest Only (RIO) mortgages**

We also offer Retirement Interest Only (RIO) mortgages. Unlike our standard interest-only mortgages, RIO mortgages do not have a fixed term. This means you pay the interest charged to the loan each month, and the original amount you borrowed is repaid when you sell your home. This can happen when you move into long term care, pass away, or leave the property with no intention of returning to live in it.

RIO mortgages are designed to support later life homeowners who would like to stay in their own home for longer but cannot afford a standard residential remortgage. We assess the loan on an interest-only basis and don't require evidence of being able to repay the loan at the end of the term. This product is available to borrowers over the age of 50 up to 60% loan to value.

## **Mortgage costs**

To help you to understand how mortgage costs work, here is an example: A mortgage of £240,000.00 payable over 40 years on a fixed rate of 7.00%, would require 479 payments of £1,491.44 and 1 payment of £1,478.76. The total amount payable would be £715,893.52 made up of the loan amount plus interest of £475,878.52 and a funds transfer fee of £15. The overall cost for comparison is 7.2% APRC representative.

## **Other costs**

You may also incur fees and charges when taking out a mortgage or during the mortgage term. Details of the fees we charge are set out in our Tariff of Mortgage Charges available at [static.perenna.com/tariff](https://static.perenna.com/tariff).

**Buildings insurance**

You must make sure you have suitable buildings insurance in place for as long as you have the mortgage. You can buy this from an insurer of your choice, but It's important to make sure that there is cover in place for the total cost of rebuilding the property during the mortgage term.

**If you don't repay your mortgage**

You must make your monthly payments in full and on time and repay everything you owe by the end of the mortgage term. If you don't, you could lose your home.

**You could lose your home if you don't keep up your mortgage repayments.**

Perenna Bank PLC is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority under registration number 956138. Perenna Bank PLC is a company registered in England and Wales with company number 13084174. Our registered office is at 20 Eastbourne Terrace, London, W2 6LG.