

Mortgages from Lloyds TSB

Better rates that will
help lighten the load



 **ethos**
Best International Bank
2006 – 2011
6 Consecutive Years



Lloyds TSB | for the journey...

Features and Benefits

Mortgage Information

- Mortgages can be arranged on completed villas and apartments with selected property developers¹
- Maximum term is 20 years for villas and 15 years for apartments¹
- Up to 70%² of market valuation for completed villas and 60%² on completed apartments (as determined by independent valuation)
- Monthly mortgage payments should not exceed more than 40% of applicant's total monthly income (allowances can be included)
- Mortgages available to customers who open a current account, with their salary to be assigned
- No penalties for making lump sum reductions on Standard Rate or Lifetime Tracker mortgages (minimum AED 50,000 made on monthly payment anniversary)³

Fees

- Arrangement fees range from 0% to 1.00% of the loan amount¹
- Commitment fee AED 1,000 (refundable upon completion of mortgage)
- Additional developer and/or land registry fees may apply
- Valuation Fee AED 2,500 (payable to surveyors)

Equity Release Loans

- Minimum AED 250,000
- Arrangement fee of 1% of the loan amount

Insurances

- Life Assurance is required (to be assigned to the Bank)
- Buildings Insurance is required for villas (to be assigned to the Bank)

International Mortgage Service

- Available in currencies of property or main income
- Available to non residents and available to residents for properties abroad
- Lending in the following countries, UK, France, Spain, Portugal, Australia, New Zealand, USA, Canada, Singapore, Hong Kong & Dubai

Documents Required

- Original Passport/Residence Visa
- Last 6 months Personal Bank statements, last 3 months Credit Card statements
- Salary certificate from employer addressed to Lloyds TSB Middle East
- Property contract
- Receipts for deposit paid
- If self employed:- 3 years Accounts/Turnover & 18 months Business Bank statements

Notes

Details are correct at time of print and are subject to change

Equity Release loans are processed on the Standard Rate

* No penalty for up to 20% repayment from own funds each calendar year. ERC calculated based upon outstanding loan amount

** Subject to full application and lending criteria assessment

*** Subject to approved property developers.

ENTB = Existing Next Time Buyer, Switcher = Existing customer switching to new product, NTB = Next Time Buyer, FTB = First Time Buyer and RMT = Customer remortgaging to Lloyds TSB from another lender.

Mortgage Portfolios

Information correct as at 1st November 2011

Standard Rate: 7.49% variable

Discount rate - 2 Year Discount

Completed villas	Amount borrowed-Loan to Value (LTV)	Standard Rate	2 year discount from Standard Rate (currently 7.49% variable)	Initial rate	Followed by Standard Rate (currently at 7.49% variable)	Early Repayment Charge (ERC)*	ERC period*	Arrangement fee (of loan amount)	Eligibility**	Additional notes
	<50%	7.49%	-2.50%	4.99%	7.49%	1.50%	2 Years	0.75%	Completed Villas only***, ENTB, Switchers, NTB and FTB	New valuation required (standard fee applies), Life Cover and salary transfer mandatory
	50.01% - 60%	7.49%	-2.00%	5.49%	7.49%	1.50%	2 Years	0.75%		
	>60.01% - 70%	7.49%	-1.50%	5.99%	7.49%	1.50%	2 Years	0.75%		
	<50%	7.49%	-2.50%	4.99%	7.49%	1.50%	2 Years	No Fee	Completed Villas only***, RMT	
	50.01% - 60%	7.49%	-2.00%	5.49%	7.49%	1.50%	2 Years	No Fee		
	>60.01% - 70%	7.49%	-1.50%	5.99%	7.49%	1.50%	2 Years	No Fee		

Completed apartments	Amount borrowed-Loan to Value (LTV)	Standard Rate	2 year discount from Standard Rate (currently 7.49% variable)	Initial rate	Followed by Standard Rate (currently at 7.49% variable)	Early Repayment Charge (ERC)*	ERC period*	Arrangement fee (of loan amount)	Eligibility**	Additional notes
	<50%	7.49%	-2.00%	5.49%	7.49%	1.50%	2 Years	0.75%	Completed Apartments only***, ENTB, Switchers, NTB and FTB	New valuation required (standard fee applies), Life Cover and salary transfer mandatory
	50.01% - 60%	7.49%	-1.50%	5.99%	7.49%	1.50%	2 Years	0.75%		
	<50%	7.49%	-2.00%	5.49%	7.49%	1.50%	2 Years	No Fee	Completed Apartments only***, RMT	
	50.01% - 60%	7.49%	-1.50%	5.99%	7.49%	1.50%	2 Years	No Fee		

Lifetime Tracker rate

Completed villas	Amount borrowed-Loan to Value (LTV)	Standard Rate	Tracking the Standard Rate (currently 7.49%) for the lifetime of the mortgage (variable)	Initial rate	Follow on rate	Early Repayment Charge (ERC)	Arrangement fee (of loan amount)	Eligibility**	Additional notes
	<50%	7.49%	-1.00%	6.49%	N/A	No ERC	1.00%	Completed Villas only***, RMT, ENTB, Switchers, NTB and FTB	New valuation required (standard fee applies), Life Cover and salary transfer mandatory
	50.01% - 60%	7.49%	-0.50%	6.99%	N/A	No ERC	1.00%		
	60.01% - 70%	7.49%	-0.25%	7.24%	N/A	No ERC	1.00%		

Completed apartments	Amount borrowed-Loan to Value (LTV)	Standard Rate	Tracking the Standard Rate (currently 7.49%) for the lifetime of the mortgage (variable)	Initial rate	Follow on rate	Early Repayment Charge (ERC)	Arrangement fee (of loan amount)	Eligibility**	Additional notes
	<50%	7.49%	-0.50%	6.99%	N/A	No ERC	1.00%	Completed Apartments only***, RMT, ENTB, Switchers, NTB and FTB	New valuation required (standard fee applies), Life Cover and salary transfer mandatory
	50.01% - 60%	7.49%	0.00%	7.49%	N/A	No ERC	1.00%		

Contacting Us

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Or visit us in branch

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Rules and regulations made under the UK Financial Services and Markets Act 2000 for the protection of depositors, including the Financial Services Compensation Scheme, do not apply to the financial services business of companies within Lloyds Banking Group carried out from offices outside the United Kingdom.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE. Lending is at the bank's discretion and you must be 21 or over to apply. Security may be required. The bank may, before opening an account, wish to take up references or otherwise satisfy itself as to the identity and suitability of an applicant. This will include assessing your ability to afford the payments and valuing the property. Any loan will require security in the form of a mortgage over the property. Written quotations are available on request. Telephone calls may be monitored and recorded.

Interest rates are calculated on a 360 day basis in all currencies in line with local convention (except GBP which is calculated on a 365 day basis). Interest is computed daily 365 days per year (366 days in a leap year).

All applications for finance are subject to status.

Rates are subject to change. Please contact a member of staff for full details of current rates.

- 1 Subject to certain criteria.
- 2 Subject to additional terms and conditions.
- 3 The minimum amount for early repayment is AED 50,000. The bank requires your written instruction minimum 3 working days prior to the monthly repayment date.

Best International Bank based on a survey by Ethos of 23 UAE banks, 2011.

