

Mortgage bulletin - new build property only

Effective from 22 May 2026

Issue - 14

New:

- Selected fixed rates are reducing by up to 0.24%.
- All 2 year tracker rates are reducing by up to 0.19%.
- Withdrawn 60% - 75% LTV fixed and trackers rates for FTBs.

All offers are subject to availability and our lending criteria.

Dedicated New Team Build

Telephone **0800 085 1329** or email newbuild.team@santander.co.uk

Monday,	09:30 to
Wednesday, Friday	17:00
Tuesday and	09:00 to
Thursday	17:00

New build LTVs

Standard residential new build house	95%
Standard residential new build flat	95%
Shared ownership new build house	90%
Share ownership new build flat	90%

New Build Definition

We will consider a property to be a new build where **all** the following apply:

- The property was built or converted within the last 24 months, **and**
- Was not previously occupied since build or conversion, **and**
- Being sold by either builder or developer, **and**
- Not previously used for residential purposes.

New build mortgages - Home Mover

The product fee can be added to the loan.

2 year fixed rates - new build property only - home mover

Maximum LTV	Initial rate	Differential to BBR	Product fee	Completion deadline	Minimum loan size	Maximum loan size	Early repayment charge plus benefit package	Product end date	Product code
60%	4.65%	N/A	£999	31 March 2027	£6k	£3.0m	Yes + Home Mover Only Homebuyer solution	2 September 2028	QD86H
60%	4.86%	N/A	£0	31 March 2027	£6k	£550k	Yes + Home Mover Only Homebuyer solution	2 September 2028	QD87H
75%	4.75%	N/A	£999	31 March 2027	£6k	£3.0m	Yes + Home Mover Only Homebuyer solution	2 September 2028	QD88H
75%	4.96%	N/A	£0	31 March 2027	£6k	£550k	Yes + Home Mover Only Homebuyer solution	2 September 2028	QD89H
85%	4.84%	N/A	£999	31 March 2027	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	2 September 2028	QD90H
85%	5.09%	N/A	£0	31 March 2027	£6k	£550k	Yes + Home Mover Only Homebuyer solution	2 September 2028	QD91H
90%	4.95%	N/A	£999	31 March 2027	£6k	£1.0m	Yes + Home Mover Only Homebuyer solution	2 September 2028	QD92H
90%	5.20%	N/A	£0	31 March 2027	£6k	£550k	Yes + Home Mover Only Homebuyer solution	2 September 2028	QD93H
95%	5.37%	N/A	£0	31 March 2027	£6k	£570k	Yes + Home Mover Only Homebuyer solution	2 September 2028	QD94H

3 year fixed rates - new build property only - home mover

Maximum LTV	Initial rate	Differential to BBR	Product fee	Completion deadline	Minimum loan size	Maximum loan size	Early repayment charge plus benefit package	Product end date	Product code
60%	4.63%	N/A	£999	31 March 2027	£6k	£3.0m	Yes + Home Mover Only Homebuyer solution	2 September 2029	QD95H
60%	4.83%	N/A	£0	31 March 2027	£6k	£550k	Yes + Home Mover Only Homebuyer solution	2 September 2029	QD96H
75%	4.74%	N/A	£999	31 March 2027	£6k	£3.0m	Yes + Home Mover Only Homebuyer solution	2 September 2029	QD97H
75%	4.94%	N/A	£0	31 March 2027	£6k	£550k	Yes + Home Mover Only Homebuyer solution	2 September 2029	QD98H
85%	4.85%	N/A	£999	31 March 2027	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	2 September 2029	QD99H
85%	5.05%	N/A	£0	31 March 2027	£6k	£550k	Yes + Home Mover Only Homebuyer solution	2 September 2029	QE01H
90%	5.09%	N/A	£999	31 March 2027	£6k	£1.0m	Yes + Home Mover Only Homebuyer solution	2 September 2029	QE02H
90%	5.29%	N/A	£0	31 March 2027	£6k	£550k	Yes + Home Mover Only Homebuyer solution	2 September 2029	QE03H
95%	5.49%	N/A	£0	31 March 2027	£6k	£570k	Yes + Home Mover Only Homebuyer solution	2 September 2029	QE04H

5 year fixed rates - new build property only - home mover

Maximum LTV	Initial rate	Differential to BBR	Product fee	Completion deadline	Minimum loan size	Maximum loan size	Early repayment charge plus benefit package	Product end date	Product code
60%	4.57%	N/A	£999	31 March 2027	£6k	£3.0m	Yes + Home Mover Only Homebuyer solution	2 September 2031	QE05H
60%	4.69%	N/A	£0	31 March 2027	£6k	£550k	Yes + Home Mover Only Homebuyer solution	2 September 2031	QE06H
75%	4.64%	N/A	£999	31 March 2027	£6k	£3.0m	Yes + Home Mover Only Homebuyer solution	2 September 2031	QE07H
75%	4.76%	N/A	£0	31 March 2027	£6k	£550k	Yes + Home Mover Only Homebuyer solution	2 September 2031	QE08H
85%	4.85%	N/A	£999	31 March 2027	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	2 September 2031	QE09H
85%	4.98%	N/A	£0	31 March 2027	£6k	£550k	Yes + Home Mover Only Homebuyer solution	2 September 2031	QE10H
90%	4.89%	N/A	£999	31 March 2027	£6k	£1.0m	Yes + Home Mover Only Homebuyer solution	2 September 2031	QE11H
90%	5.02%	N/A	£0	31 March 2027	£6k	£550k	Yes + Home Mover Only Homebuyer solution	2 September 2031	QE12H
95%	5.27%	N/A	£0	31 March 2027	£6k	£570k	Yes + Home Mover Only Homebuyer solution	2 September 2031	QE13H

2 year trackers - new build property only - home mover

Maximum LTV	Initial rate	Differential to BBR	Product fee	Completion deadline	Minimum loan size	Maximum loan size	Early repayment charge plus benefit package	Product end date	Product code
60%	4.22%	0.47%	£999	31 March 2027	£6k	£1.5m	No ERC + Home Mover Only Free Valuation	2nd anniversary	Q460V
75%	4.27%	0.52%	£999	31 March 2027	£6k	£1.5m	No ERC + Home Mover Only Free Valuation	2nd anniversary	Q461V
90%	4.95%	1.20%	£0	31 March 2027	£6k	£570k	No ERC + Home Mover Only Free Valuation	2nd anniversary	Q462V
95%	5.19%	1.44%	£0	31 March 2027	£6k	£570k	No ERC + Home Mover Only Free Valuation	2nd anniversary	Q463V

New build mortgages - First Time Buyer

The product fee can be added to the loan.

2 year fixed rates - new build property only - first time buyer

Maximum LTV	Initial rate	Differential to BBR	Product fee	Completion deadline	Minimum loan size	Maximum loan size	Early repayment charge plus benefit package	Product end date	Product code
85%	4.81%	N/A	£999	31 March 2027	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	2 September 2028	QE14H
85%	5.06%	N/A	£0	31 March 2027	£6k	£550k	Yes + First Time Buyer Only Homebuyer solution	2 September 2028	QE15H
90%	4.95%	N/A	£999	31 March 2027	£6k	£1.0m	Yes + First Time Buyer Only Homebuyer solution	2 September 2028	QE16H
90%	5.20%	N/A	£0	31 March 2027	£6k	£550k	Yes + First Time Buyer Only Homebuyer solution	2 September 2028	QE17H
95%	5.37%	N/A	£0	31 March 2027	£6k	£570k	Yes + First Time Buyer Only Homebuyer solution	2 September 2028	QE18H

3 year fixed rates - new build property only - first time buyer

Maximum LTV	Initial rate	Differential to BBR	Product fee	Completion deadline	Minimum loan size	Maximum loan size	Early repayment charge plus benefit package	Product end date	Product code
85%	4.90%	N/A	£999	31 March 2027	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	2 September 2029	QE19H
85%	5.10%	N/A	£0	31 March 2027	£6k	£550k	Yes + First Time Buyer Only Homebuyer solution	2 September 2029	QE20H
90%	5.23%	N/A	£999	31 March 2027	£6k	£1.0m	Yes + First Time Buyer Only Homebuyer solution	2 September 2029	QE21H
90%	5.35%	N/A	£0	31 March 2027	£6k	£550k	Yes + First Time Buyer Only Homebuyer solution	2 September 2029	QE22H
95%	5.49%	N/A	£0	31 March 2027	£6k	£570k	Yes + First Time Buyer Only Homebuyer solution	2 September 2029	QE23H

5 year fixed rates - new build property only - first time buyer

Maximum LTV	Initial rate	Differential to BBR	Product fee	Completion deadline	Minimum loan size	Maximum loan size	Early repayment charge plus benefit package	Product end date	Product code
85%	4.85%	N/A	£999	31 March 2027	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	2 September 2031	QE24H
85%	4.98%	N/A	£0	31 March 2027	£6k	£550k	Yes + First Time Buyer Only Homebuyer solution	2 September 2031	QE25H
90%	4.89%	N/A	£999	31 March 2027	£6k	£1.0m	Yes + First Time Buyer Only Homebuyer solution	2 September 2031	QE26H
90%	5.02%	N/A	£0	31 March 2027	£6k	£550k	Yes + First Time Buyer Only Homebuyer solution	2 September 2031	QE27H
95%	5.27%	N/A	£0	31 March 2027	£6k	£570k	Yes + First Time Buyer Only Homebuyer solution	2 September 2031	QE28H

2 year tracker - new build property only - first time buyer

Maximum LTV	Initial rate	Differential to BBR	Product fee	Completion deadline	Minimum loan size	Maximum loan size	Early repayment charge plus benefit package	Product end date	Product code
90%	4.95%	1.20%	£0	31 March 2027	£6k	£570k	No ERC + First Time Buyer Only Free Valuation	2nd anniversary	Q464V

Product notes

- Bank of England base rate, officially known as Bank of England repo rate, is currently 3.75%. Santander's Standard Variable Rate is currently 6.50%.

General notes

- Interest is calculated on a daily basis and charged monthly for all products.
- Variable rate tracker products are subject to a minimum rate of 0.0001%.
- Product fees are charged on some of our products. Where the fee has been added to the loan, it will attract interest over the term of the mortgage. Your client can repay this up to 21 days after completion without incurring any interest on the product fee.
- Our standard mortgage offers are valid for six months from the date of issue or up to the product completion deadline, whichever comes first.

Product fee refund policy

We'll refund the product fee up to completion if the application is cancelled.

Offer validity

Our new build offers are valid for 9 months for clients who take one of our new build property products. Exceptions apply to clients porting with no top up product or staying on SVR. In these cases, the client's offer will be valid for 9 months if they're buying a new build home.

Product notes continued

Shared Ownership

Shared Ownership is only available where the share being purchased is between 25% and 75% of the property's value (50% and 75% for Northern Ireland).

Product eligibility for a shared ownership purchase is based on the share the customer is purchasing.

The maximum LTV for a Shared Ownership purchase is 90%. The customer must put down a minimum deposit of 10% of the share they plan to purchase.

For example:

Purchase Price	Customer share	Deposit	Product LTV
£150,000	£75,000 (50%)	£7,500	Deposit 10% - 90% LTV
£325,000	£81,250 (25%)	£20,315	Deposit 25% - 75% LTV
£450,000	£337,500 (75%)	£135,000	Deposit 40% - 60% LTV
£200,000	£100,000 (50%)	£5,000	Deposit 5% - No product available

Early repayment charges (ERC)

The percentage charge your client will pay to end their mortgage early. The same charge applies to overpayments greater than the annual overpayment allowance. The charge is stepped which means it reduces over the term of the deal. Full details can be found in the mortgage offer document, which is sent to your client.

Fixed rate ERCs

Step	1 year fixed	2 year fixed	3 year fixed	5 year fixed
1	1.00%	2.00%	2.00%	5.00%
2		1.00%	2.00%	5.00%
3			1.00%	3.00%
4				3.00%
5				1.00%

Tracker rate ERCs

Where indicated, for products that have 'No ERC', your client can pay off as much as they like without an ERC.

Overpayments

If your client isn't on a fixed rate: they can make unlimited overpayments without paying an ERC.

If your client is on a fixed rate: they can overpay up to 10% of any fixed rate loan part each calendar year (January to December) without paying an ERC. If they don't use their full 10% allowance in any calendar year, they won't be able to carry it over to future years.

If they overpay more than 10% of the outstanding balance each calendar year, they'll have to pay an ERC on the amount over 10%. They can find out what their ERC will be in Mobile or Online Banking, their latest mortgage offer or annual mortgage statement.

They won't be able to use the 10% allowance if they're paying off their mortgage in full or transferring to a new deal where they need to pay an ERC.

- **Multiple loans with different product codes:** the 10% allowance applies to each product rather than the total outstanding balance.
- **Multiple loans with the same product code:** the 10% allowance for each product can be combined and the overpayment allocated to individual loan parts, even if this means a loan part is fully repaid.

Loan number	Balance	Product code	Overpayment allowance
1	£100,000	M123R	Maximum £20,000. This can be allocated to loan 1 or 2 or split between both.
2	£100,000	M123R	Maximum £20,000. This can be allocated to loan 1 or 2 or split between both.
3	£100,000	K456V	Maximum £10,000.
Total	£300,000		Maximum £30,000.

Benefit packages

Homebuyer Solution - available to clients purchasing a new residential property where offered.

- **Free standard valuation** for mortgage purposes. If your client would like a survey they'll need to arrange this themselves and pay for any associated costs.
- **£250 cashback** on completion.

Homebuyer Free Valuation - available to clients purchasing a new residential or Buy to Let property where offered.

- **Free standard valuation** for mortgage purposes. If your client would like a survey they'll need to arrange this independently and pay for any associated costs.

Benefit package ERC - should your client redeem their mortgage on or before **2 July 2028** the cashback must be repaid. The repayment of the benefit received will be in addition to any product ERC applicable.

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