

31st August 2010

Godiva strengthens its position in the prime residential market

Godiva Mortgages has underlined its recent entry into the prime residential mortgage market by launching new residential and buy-to-let mortgage deals, including a market-leading 3 Year Fixed Rate for residential purchases and remortgages.

The new Godiva products are:

- Residential 3.39% 3 Year Fixed Rate (30.09.13), loan to value 65%
- Residential 2.99% 2 Year Fixed Rate (31.12.12), loan to value 65%
- Buy-to-let 4.65% Flexx for term, loan to value 50%
- Buy-to-let 4.99% 3 Year Fixed Rate (31.12.13), loan to value 60%

Additional new Coventry Building Society residential schemes are also being launched - equally available to intermediaries.

Colin Franklin, Managing Director, Godiva Mortgages Ltd, said: "We don't do exclusives – we believe in making our best products available to everyone without any dual-pricing. These new schemes, including a market-leading 3 Year Fixed Rate, offer great value and are sure to be attractive both to intermediaries and clients."

Full details of the new products are attached.

For more information mortgage introducers should telephone the central intermediary support team on 0845 757 3612 or log onto www.coventryintermediaries.co.uk

For further information or additional comment please contact the Press Office on 0870 607 7727 or email media@thecoventry.co.uk

New products available from 31st August 2010

Godiva Mortgages Ltd – Residential

| Product | Loan to Value | Current Applied Rate | Booking Fee | Arrangement Fee | ERCs | Incentives |
|---|---------------|----------------------|-------------|-----------------|----------------------------------|--|
| New 2.99% Fixed to 31.12.2012 | 65% | 2.99% | £199 | £800 | 4% of balance repaid to 31.12.12 | Valuation included. Legal package for remortgagors included. |
| New 3.39% Fixed to 30.09.2013 | 65% | 3.39% | £199 | £800 | 4% of balance repaid to 30.09.13 | Valuation included. Legal package for remortgagors included. |

Godiva Mortgages Ltd - Buy to Let

| Product | Loan to Value | Current Applied Rate | Booking Fee | Arrangement Fee | ERCs | Incentives |
|---------------------------------------|---------------|----------------------|-------------|-----------------|----------------------------------|--|
| New 4.99% Fixed to 31.12.13 | 60% | 4.99% | £250 | £1499 | 4% of balance repaid to 31.12.13 | Valuation included. Legal package for remortgagors included. |
| New 4.65% Flexx for term | 50% | 4.65% | £250 | £1499 | None | Valuation included. Legal package for remortgagors included. |

See the next page for new Coventry Building Society residential mortgage products.

For further information or additional comment please contact the Press Office on 0870 607 7727 or email media@thecoventry.co.uk

New products available from 31st August 2010**Coventry Building Society – Residential**

| Product | Loan to Value | Current Applied Rate | Booking Fee | Arrangement Fee | ERCs | Incentives |
|---|---------------|----------------------|-------------|-----------------|----------------------------------|--|
| New 4.65% Fixed to 31.12.2012 | 85% | 4.65% | £199 | £800 | 4% of balance repaid to 31.12.12 | Valuation included. Legal package for remortgagors included. |
| New 3.59% Fixed to 30.09.2013 | 75% | 3.59% | £199 | £800 | 4% of balance repaid to 30.09.13 | Valuation included. Legal package for remortgagors included. |
| New 4.35% Fixed to 30.09.2015 | 60% | 4.35% | £199 | £800 | 4% of balance repaid to 30.09.15 | Valuation included. Legal package for remortgagors included. |
| New 4.49% Fixed to 30.09.15 | 70% | 4.49% | £199 | £800 | 4% of balance repaid to 30.09.15 | Valuation included. Legal package for remortgagors included. |

General Information**Legal fees for remortgagors included**

The remortgage transfer service includes legal fees if either the Society's or the Company's nominated solicitors are used. Please see the 'Remortgage Transfer Service' leaflet or our website for full details of what's included.

Maximum Term

All products are available over a maximum term of 35 years, unless otherwise stated.

Flexx Mortgages

Flexx products benefit from the following flexible features – no early repayment charges, unlimited overpayments and payment holiday facility.

Arrangement Fees

All arrangement fees are payable on completion of the mortgage. Borrowers may add the amount to the mortgage on completion if they wish.

Portability

All of the Society's and Company's current mortgage schemes are portable.

For further information or additional comment please contact the Press Office on 0870 607 7727 or email media@thecoventry.co.uk

Additional notes specific to owner occupied mortgages

Valuation Included

Borrowers will receive one valuation up to £650 if instructed by either the Society or the Company

'Step-Up' Facility

| | |
|------------------------------|--|
| Maximum Loan to Value | 90% mortgage (subject to product availability) |
| Lending criteria | Maximum total loan £250,000 |
| | Maximum age 85 years (at end of term) |
| | Minimum age 21 years |
| | Child's minimum income £15,000 |
| | Maximum term 25 years |

Parent and child incomes will be combined and assessed against normal multiples, subject to the loan not exceeding 7 times child's income.

First time buyers can choose from the full range of first time buyer, residential and offset mortgages available at Coventry Building Society or Godiva Mortgages Ltd.

Additional notes specific to Buy to Let mortgages

Valuation included

Borrowers will receive one valuation up to £680 if instructed by the Company.

Lending criteria

Up to 65% loan to value – maximum advance £500,000

Up to 50% loan to value – maximum advance £1,000,000

Minimum advance - £25,001

Minimum age 21 years

The maximum loan to value for a *new build/converted apartment is 50% LTV (buy to Let policy)

Maximum number of properties - 3 to the value of £1,000,000 with Coventry BS Group

*We define new build as properties that have been built within three years of the mortgage application or are properties to be occupied for the first time. This includes flat conversions where the number of flats in the development exceeds 10.

Other Information

| | |
|----------------------------------|---|
| Standard Variable Rate | Currently 4.74% |
| Privilege Mortgage Rate | Currently 4.49% (a special rate for qualifying owner occupier borrowers who have remained on the same mortgage product for the last five years or more) |
| Bank of England Base Rate | Currently 0.50% |

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