



# Moving your mortgage to a new property

# Moving your mortgage with Coventry Building Society

With a portable mortgage from us, not everything has to change when you purchase a new property.

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We can also send you this leaflet in large print, Braille or on audio CD. Call us on **0800 121 8899** and we'll be happy to help.



# What is a portable mortgage?

A portable mortgage product is one that can be transferred from one property to another. In most cases, porting means repaying your existing mortgage (including sub-accounts\*, if applicable) on the sale of your current property, and resuming that mortgage product in a new mortgage for your new property. You can apply to transfer your existing mortgage with us to your new property and, **if approved**, you will have the reassurance that your terms will remain the same, including the end date of any benefit period (such as a fixed interest rate period).

Most of our mortgages are portable, but it's worth checking the details in your original mortgage offer, because different mortgages have different rules. If you have taken additional borrowing or split your borrowing across various rates and terms, you may be on more than one mortgage product and have several sub-accounts.

\*A 'sub-account' is a separate loan – if you've borrowed more money or split your borrowing across different mortgages in the past, you are likely to have different sub-accounts on your mortgage. You still only make one monthly repayment, but the sub-accounts may have slightly different terms and conditions.

If you have any queries about your mortgage sub-account(s) and the terms and conditions that apply, please give us a call and one of our mortgage advisors will be happy to help you.

# How much can I transfer to my new property?

You can apply to move all or part of your mortgage (if downsizing) on a portable product to your new property, and you may be able to borrow more, subject to our current lending criteria and the terms and conditions of your mortgage product.

If you wish to increase your mortgage, you can apply to borrow an additional £5,000 on your existing mortgage. If you wish to borrow more than this, all the additional borrowing will need to be on a new product. Please check 'Are there any exceptions?' in this leaflet for further information.

Are there any costs to consider?

If you choose to port your existing mortgage, you may have to pay some fees. These fees, if applicable, will be detailed in your illustration, for your new property.

If you have borrowed additional funds since your initial mortgage, your mortgage will be divided into sub-accounts. If you transfer at least £5,000 from each sub-account to your new property you may not have to pay an early repayment charge (ending your mortgage), subject to the requirements of our current porting policies. You must, however, complete the purchase of your new property within a given timescale. This is outlined in 'Our general porting policy' on the next page.

# Our general porting policy

- Where your original mortgage offer permits and this porting policy applies, you can apply to take your existing mortgage sub-account(s) to a new property.
- The minimum amount of borrowing that can be ported is £5,000 per sub-account. This is subject to our current lending criteria and the loan to value limits of your mortgage.
- The maximum amount that can be ported on the existing sub-account(s) is the total balance outstanding when you sell your existing property. You may also apply for additional borrowing of up to £5,000 subject to our current lending criteria and the loan to value limits of your mortgage. If you require more than £5,000 additional borrowing, all the additional borrowing will need to be on a new mortgage product.
- The ported mortgage sub-account(s) can only be used to purchase a new property, not to remortgage a property you already own.
- Completion of the new purchase must be on a working day within six months\* from the sale of your existing property.
- If you do not complete on your new purchase when you complete on the sale of your existing property, then you may incur an early repayment charge (ending your mortgage), depending on the terms of your mortgage.

- To receive a full refund of an early repayment charge (ending your mortgage), the purchase must be completed within six months from the sale of your existing property\*. The purchase must also be funded by:
  - the existing full mortgage balance, or
  - a minimum of £5,000 from each sub-account attached to your mortgage and no additional borrowing, or
  - the full mortgage balance plus a new mortgage product from us<sup>1</sup> (or increased funds on an existing Offset mortgage).



\* In a few cases this period may be extended to 12 months - we will advise you if this is applicable to your mortgage.

<sup>1</sup> Does not apply to Self-certification mortgages.

# Are there any exceptions?

Some mortgage types or schemes have specific policies in addition to our general porting policy, and these are summarised below.

## **Offset**

If you wish to transfer your Offset mortgage to your new property and take additional borrowing, all the additional borrowing must be on your existing Offset mortgage only, whatever the amount. The additional borrowing is subject to our current lending criteria and may not exceed the loan to value (LTV) limit allowed on your Offset mortgage. If you think you will exceed your current LTV please speak to your mortgage advisor to discuss your options.

On the sale of your current property, the funds in your Offset savings account will be moved to a new easy access savings account.

Once your Offset mortgage is resumed on the new property, a new Offset savings account will be opened automatically. It is your responsibility to transfer any funds you wish from your easy access savings account into your new Offset savings account in order for you to continue to offset your mortgage.

## **Flexx for Term**

If you port your existing Flexx for Term mortgage product and take additional borrowing, subject to your current loan to value (LTV) limits, you may be able to add the additional borrowing to your existing Flexx for Term rate. If your additional borrowing exceeds the LTV limits then you would need to have your additional borrowing on a new product and this would be known as a sub-account. All borrowing is subject to current lending criteria and affordability.

## **MOREgage**

If you wish to port your MOREgage and take additional borrowing, you can apply to add up to £5,000 to your MOREgage product. If you wish to add more than £5,000 you can only apply to borrow all the additional funds at our Standard Variable Rate, subject to our current lending criteria and the loan to value limits of your mortgage.

Remember, the personal loan element of a MOREgage is not secured on your property and the value and term of the personal loan cannot be changed. You can keep your personal loan when you move, but if you change your mortgage to something other than another MOREgage product, your personal loan rate will increase by 5%. Please refer to your original mortgage and loan documents for more details.

The unsecured personal loan is provided in accordance with the Consumer Credit Act.

## **Self-certification**

If you wish to port your Self-certification mortgage, you can apply to transfer up to your total outstanding mortgage balance to your new home, subject to our current lending criteria and the loan to value limits of your mortgage.

Unfortunately your mortgage cannot be ported if you wish to borrow more, and you'll need to apply for a new Residential mortgage for the full amount required. This will include providing proof of your current income and meeting the current lending criteria. In this case, fees relating to your new mortgage product and an early repayment charge (ending your mortgage) on your existing mortgage are payable and non-refundable.

## **Credit Impaired**

When porting your Credit Impaired mortgage, you can apply to transfer up to your total outstanding mortgage balance to your new home.

Unfortunately your mortgage cannot be ported if you wish to borrow more, you'll need to apply for a new Residential mortgage, for the full amount required. This will include providing proof of your current income and meeting the current lending criteria. In this case, fees relating to your new mortgage product and an early repayment charge (ending your mortgage) on your existing mortgage are payable and non-refundable.

## **Flexible mortgages (with a drawdown facility)**

If you wish to port your Flexible mortgage (with a drawdown facility) you may transfer up to your current outstanding mortgage balance, plus the total available amount on the drawdown facility, to buy your new property. In addition to this, if you need to borrow more, you can apply to add up to a total of £5,000 to your existing sub-account(s). This is subject

to our current lending criteria and the loan to value limits of your mortgage. If you wish to borrow more than £5,000 above the total of your current outstanding mortgage balance and available drawdown facility, then the extra amount must be taken on an appropriate new Residential or Buy to Let Flexible Mortgage (with drawdown facility). Fees relating to the new mortgage will be payable.

## **Stroud & Swindon Buy to Let mortgages**

When porting a Buy to Let mortgage that was originally arranged through Stroud & Swindon Building Society, you may apply to transfer up to your current outstanding mortgage balance to purchase a new Buy to Let property.

If you need to borrow more on your mortgage, you can apply to add up to a total of £5,000 to your existing sub-account(s). If you need to borrow more than £5,000 then the extra amount can be taken on a new Buy-To-Let mortgage product.



## Important information

We reserve the right to update the details of our porting policies at any time. Any lending and porting that we agree will be subject to meeting our lending criteria at the time you apply to port your mortgage and, if applicable, increase your borrowing.

We will assess your requirements based on our lending policy, the loan to value limits of the mortgage product and your ability to meet the repayments on your mortgage.



## Contact us

### At a branch

For details of our opening hours,  
visit **[thecoventry.co.uk](https://www.thecoventry.co.uk)**

### Online **[thecoventry.co.uk](https://www.thecoventry.co.uk)**

### By phone **0800 121 8899**

### By post Oakfield House, PO Box 600, Binley, Coventry CV3 9YR.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

Coventry Building Society is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority ([www.fca.org.uk](https://www.fca.org.uk)) and the Prudential Regulation Authority (firm reference number 150892).

Mortgages are subject to acceptance in accordance with our lending criteria.

The information in this leaflet is provided for your information only and should not be taken as advice. Legally binding terms and conditions can be found in the mortgage application declaration, the terms and conditions of your mortgage offer and in our mortgage terms and conditions. For further information please speak to an advisor in branch or by telephone.

Our Customer Service Centre is open Monday to Friday 8am-7pm and Saturday 9am-2pm.

Calls to 0800 numbers are free when made from the UK. You may be charged for calls to all other numbers, please contact your service provider for further details. We may monitor, record, store and use telephone calls to help improve our service and as a record of our conversation.

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Coventry Building Society.  
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