

# 130 years on, and we're still helping each other buy homes

Welcome to your statement guide, which will help you find your way around your mortgage statement.

Things have moved on a bit since 1884, when Alfred Idle became our first mortgage member.

But one thing that hasn't changed is our dedication to helping people buy homes of their own.

We don't do it alone though. We're all members. And today, there are 15 million of us, helping one another save up, buy homes and manage our money. So thank you for being a part of that.



Building Society

## Your statement guide

# Our mortgage charges

(Current charges effective from 1 January 2021)

Most of what it costs us to set up your mortgage and look after your account is reflected in the interest we charge. There are some other general fees which you might have to pay during the course of your mortgage. We've popped these in the table below, but you'll find a full list of our mortgage fees and charges (including arrears fees) by visiting [nationwide.co.uk](https://www.nationwide.co.uk) and searching for 'mortgage charges'. Or ask in your local branch.

Name of charge	What this charge is for	How much is the charge?
<b>Funds transfer fee – we call this a telegraphic transfer fee</b>	For electronically transferring the mortgage funds to you or your solicitor via Telegraphic Transfer (CHAPS).	£20. This can often be done for free via a BACs payment, but the transfer will take three working days.
<b>Projected statement fee</b>	If you want to see how your account would vary if the term/payments were changed, or if you need a projected balance.	£0
<b>Change of term fee</b>	If you extend or reduce the remaining term of your mortgage.	£0
<b>Partial release of property fee</b>	If you want to remove part of the property or land from the mortgage. It covers administration costs, including sealing the relevant legal deed and issuing letters of consent.	£0
<b>Change of parties administration fee – we call this a transfer of equity or change of borrower fee.</b>	Our administrative costs for adding or removing someone (a 'party') from the mortgage.	£125
<b>Unpaid ground rent fee</b>	If you fail to pay your ground/chief rent charges or service/maintenance charges.	£65
<b>Consent to let fee</b>	You'll pay this to let your property if you don't have a buy-to-let mortgage.	£0. Please note there is an additional 1% added to your current interest rate.
<b>Early Repayment Charge</b>	You may be charged this if: <ul style="list-style-type: none"> <li>You pay off your mortgage before your current deal ends (e.g. by moving to another lender or by paying off a lump sum).</li> <li>You switch products before your deal ends (unless you switch to a new Nationwide product within the last three months of your current deal).</li> <li>You take only part of your existing Nationwide mortgage with you to a new property (partial port).</li> </ul>	Check your key facts illustration or mortgage offer for details about your early repayment charge and overpayment allowance.  Charges vary from 0-7% of the amount you overpay. For example, if you have a 5% charge then you'll pay £50 for every £1,000 you repay.
<b>Mortgage Exit Administration Fee</b>	You may have to pay this if: <ul style="list-style-type: none"> <li>You transfer the loan to another lender or pay off your mortgage in full more than ten years before the end of your term.</li> </ul> <p>You may be charged a separate fee by your solicitor or licensed or qualified conveyancer for their work relating to redemption of the mortgage and discharge of the security.</p>	£65. The charge quoted applies to mortgage contracts taken after 1 May 2005. For all other members the fee charged will depend on the fee at the time you took out your mortgage. Any fee that applies will be stated in your mortgage offer.

# Important information

## Thinking about switching?

If you're thinking about switching to a new rate, there are still a few important things to consider, such as any fees and charges that come from getting a new deal, or the difference in features available to you.

## Changing to and from BMR and SMR

When your mortgage deal ends, you'll either move onto our Base Mortgage Rate (BMR) or Standard Mortgage Rate (SMR), depending on when you took out your fixed or tracker product.

You'll move on to the Nationwide Base Mortgage Rate (BMR) if you reserved your current product:

- on or before 29 April 2009 through Nationwide
- on or before 30 May 2009 through Derbyshire
- on or before 14 June 2009 through Cheshire

Or, if you reserved your deal after those dates, you'll move onto the Nationwide Standard Mortgage Rate (SMR).

Both the SMR and BMR are variable rates, which as mentioned in our terms and conditions, we may vary.

- Our BMR is guaranteed to be no more than 2% above the Bank of England Base Rate.
- The SMR has no upper limit or cap.

If you're already on one of these rates, you'll find it in your statement summary under 'Product'.

## Changes to your mortgage features

In addition to a new rate, your new mortgage may have different features from your current mortgage. So if you switch, you might lose features which you currently enjoy, such as payment holiday or borrow back options, which we don't offer on mortgages reserved on or after 4 March 2010 and you'll be unable to switch back at a later stage. If you'd like to check what features you have at the moment, you'll find these on your latest mortgage offer.

If you reserved your last mortgage deal through a regional building society, such as Cheshire, Derbyshire or Dunfermline, please take a look at your mortgage offer or speak to a Nationwide mortgage consultant who'll be able to tell you what features you have.

## How to switch

If you're comfortable switching to a new deal without our advice, you can apply online at your own pace by going to [nationwide.co.uk/switcher](https://nationwide.co.uk/switcher)

If you'd like to chat through your options, just give us a call on the number opposite, next to 'switching your mortgage'.

# Contacting us

## If you have a question about your mortgage statement

You'll find lots more information at [nationwide.co.uk/statement](https://nationwide.co.uk/statement) or you can give us a call on our Mortgage Support number below and we'll be happy to help.

## If you need support

We understand that circumstances can change and coronavirus has made this year a difficult one for a lot of people. So, if you're worried about making future mortgage payments, or if you ever miss a payment, we're here to help. If you get in touch with us as soon as possible, we'll always try and help you avoid going into further arrears and picking up more fees and charges. You'll find our support number below.

Mortgage general enquiries	
Mortgage Support	0800 545 3100 (UK) +441793 656 789 (Abroad)
Managing your mortgage	
Switching your mortgage	03457 30 20 11
Borrowing more on your mortgage	0800 121 74 66
Difficult times	
Worried about making future payments	0800 464 30 30
If you've missed a payment	0800 464 30 40

**The UK left European Union on 31 December 2020. From this date we've been unable to offer certain mortgage features or services to our members not living in the UK. For more information visit [nationwide.co.uk/support/brexit](https://nationwide.co.uk/support/brexit)**

We are able to provide this document in Braille, large print or audio format upon request. Your local branch will arrange this for you or you can contact us on **03457 30 20 11**.

Nationwide Building Society is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority under registration number 106078. You can confirm our registration on the Financial Conduct Authority's website [fca.org.uk](https://www.fca.org.uk)

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P1965 (January 2021)

# What your statement shows you

Your summary page is an overview of what's been going on with your mortgage over the past year and looks like the example here. You'll receive separate statements for each mortgage account you have.

## 1 Your name and address

If you need to update any of your details, please get in touch.

## 2 Product

This is the mortgage product you have – for example, Base Mortgage Rate, fixed rate or tracker rate. You'll also find the end date of your current product (if there is one) and your repayment method. This could be:

- Capital Repayment
- Interest Only, or a
- Part and Part mortgage.

A Part and Part mortgage means that part of your mortgage is Capital Repayment and part of your mortgage is Interest Only. Any overpayments will automatically reduce the balance on the Capital Repayment part, so you'll need to let us know after each overpayment if you'd prefer to reduce the balance of the Interest Only part instead.

This will also show your 'Remaining mortgage term', which is how long you have left on your mortgage. The agreed repayment date is also shown.

## 3 Opening balance

The amount shown here was the closing balance on 31 December 2020. This will appear as £0.00 if you opened your account between 1 December 2019 and 30 November 2020.

## 4 Plus

Here you'll see anything that's been added to your mortgage balance, such as interest, fees and any other charges. You can find out more about this in the 'Our mortgage charges' section of this leaflet.

**'Total interest'** – Your interest is worked out daily, so that any change to your balance because of your monthly payment, overpayments, underpayments or any additional money we've lent you are taken into account. If we've lent you additional money during the year, we'll have recalculated the interest taking this borrowing into account.

**'Insurances'** – If there's a charge for insurances, this will be for either Mortgage Payment Protection Insurance, life insurance or both. You'll only be paying for your life cover this way if we arranged your cover with Guardian Financial Services. If you have Home Insurance with us, your Home Insurance premiums aren't included and will be taken as a separate payment.

## 5 Less

This shows anything that's been taken of your mortgage balance, including your payments, any Mortgage Payment Protection Insurance, government benefit payments and any other payments to your account.

## 6 Closing balance

This is the balance of your account as of 31 December 2020. It's calculated by taking the opening balance, adding anything in the 'Plus' section and subtracting anything in the 'Less' section. Just bear in mind, though, that this isn't the amount you need to repay to close your account (see section 7 for that).

## 7 Total amount to repay on 31 December 2020

This is for illustrative purposes only. Here you'll see what you'd have needed to repay if you wanted to close your account on 31 December 2020. It also includes any charges you would have had to pay if you close your account on this date.

A couple of things to keep in mind though:

- If you have more than one account and want to close your main loan, then all additional borrowing must be repaid at the same time.
- The Mortgage Exit Administration Fee and maximum Early Repayment Charge are for illustrative purposes only.

You'll only need to pay the Mortgage Exit Administration Fee if you repay and close your main mortgage account more than 10 years before its agreed end date. If the fee applies to you, we'll include it in the total amount you need to repay rather than collecting it separately. If you take a new mortgage with us when you close your account or you just repay an additional borrowing account, then you won't need to pay this fee.

Early Repayment Charges may apply. Please check your mortgage offer for more information.

Nationwide Building Society		Your Mortgage Statement	
Account number		Statement	
1	Product	1	Product
2	Start of term (31 Dec 2020)	2	Start of term (31 Dec 2020)
3	Closing balance as at 31 December 2020	3	Closing balance as at 31 December 2020
4	Plus	4	Plus
5	Less	5	Less
6	Total amount to repay on 31 Dec 2020	6	Total amount to repay on 31 Dec 2020
7	From February 2020 your mortgage payment calculated at 4.49% is	7	From February 2020 your mortgage payment calculated at 4.49% is
8	Overpayment Reserve/Arrears Balance	8	Overpayment Reserve/Arrears Balance
9	Transactions due in 2020	9	Transactions due in 2020
10	From February 2020 your mortgage payment calculated at 4.49% is	10	From February 2020 your mortgage payment calculated at 4.49% is

## 8 Overpayment Reserve/Arrears Balance

This shows any underpayments or overpayments you've made.

**'Overpayment Reserve'** – Any payments you've made over and above your normal monthly payment will come off your balance and be reflected in your overpayment reserve. If you reserved your current product before 4 March 2010, you may be able to borrow back all or part of your overpayment reserve (subject to an eligibility assessment). To check if you have this feature, you can take a look at your original mortgage offer.

**'Arrears Balance'** – If you pay less than your monthly payment and it's not an agreed payment holiday, payment break due to coronavirus, non-arrears concession or underpayment, the amount will be included in your arrears balance. To find out what costs you may need

to pay because of any arrears, please see the 'Your Mortgage Transactions' page of your statement. If you're having difficulty making your payments, please get in touch with us as soon as possible – we've included contact details in this leaflet.

## 9 Interest rates

This shows the interest rates you've been charged on your account throughout 2020. If you're letting your property, we may have applied an additional letting interest rate, which will be included in the figure shown.

## 10 Payments

Here you can see the interest rate and payment that's due from February 2021. If we change this for any reason, we'll write to you to let you know. This payment doesn't take into account any changes you've made to your account since 31 December 2020 or any overpayments you're currently making. Don't worry, we'll continue taking any overpayments you've arranged, as well as the payment that's due.

If your payment has stayed the same, you don't need to do anything and we'll collect your payments as usual. If you're currently paying less than your normal payment (for example, you're on a payment holiday, payment break because of coronavirus or making underpayments), we may need to increase your payment at a later date to make sure that all interest due and any part of your mortgage that's on Capital Repayment is paid by the end of the term. We'll write to you and let you know your new payment if we recalculate it.

If your payment has increased, there are a few reasons why this might have happened:

- You may have been paying less than your normal payment for a certain amount of time.
- A fee or fees have been added to your mortgage.
- If you have an Interest Only mortgage, the balance may have increased due to unpaid interest or fees. These are added to your balance on 31 December 2020, after which time interest is paid on the higher balance.

We calculate your monthly payment based on your balance, current interest rate and how we expect your mortgage account to behave in the future. As payment dates and amounts can vary over time, we may need to increase your payment to make sure that you'll have paid all interest due and any part of your mortgage on Capital Repayment by the end of the term. It's important to know that a payment increase won't cover any arrears, as these need to be paid separately.

If you have an Interest Only mortgage and the balance has now increased above the original amount, the extra will be repaid on a Capital Repayment basis. Your repayment method will show as Part and Part in section 2.

If you have an Interest Only mortgage and took a coronavirus related payment break, your payments stayed the same at the end of the break as we only recalculate payments on 1 January each year.

If you pay by Direct Debit, we'll automatically collect your payment. If you pay by any other method, then don't forget to update your payment by getting in touch with your bank or building society.

# What the 'Your Mortgage Transactions' page shows you

This page appears on the back of your mortgage statement. If there have been a lot of transactions on your account, there may be more than one page.

## 1 These are the payments that were due in 2020.

## 2 Items in brackets show any payment breaks or other concessions applied to your account during 2020.

### Taken a payment break?

- If you have, your monthly payments may have changed to cover the payments you didn't make, including any extra interest, by spreading the cost across the remaining term of your mortgage. Just so you know, you'll end up paying more overall for your mortgage because of the interest we'll charge over the term of your mortgage.
- Please refer to your mortgage payment break expiry letter for more information.
- If you've any life or mortgage protection insurance that's related to your mortgage, then it might not cover the higher mortgage amount; it's a good idea to contact your provider to review your cover.

## 3 These are the actual transactions that took place. The payments you've made appear in the 'Credits' column, and the interest you've been charged throughout the year appears in the 'Debits' column as 'Capitalised Interest'.

You may also see:

'Refund' – Any refunds will show up in the 'Debits' column and will balance out the relevant overpayment, which you'll see in the 'Credits' column.

'Fees' or 'Insurance Premiums' will be shown in the 'Debits' column.

If you've gone into arrears, you may also see:

'Arrears costs' – These are administrative costs (including costs to solicitors or other third parties) that we've charged because an account has gone into arrears. These may include:

- a charge when a representative carries out a home visit
- an administration fee for solicitors' letters relating to arrears or the beginning of possession proceedings
- any other costs that arise due to the arrears.

For more information about arrears fees, visit [nationwide.co.uk](http://nationwide.co.uk) and search for 'mortgage charges'.

**Mortgages are secured on your home. You could lose your home if you do not keep up payments on your mortgage.**

Nationwide Building Society		Your Mortgage Transactions	
Account number		Statement	
1	Payments due in 2020	1	Payments due in 2020
2	Items in brackets show any payment breaks or other concessions applied to your account during 2020.	2	Items in brackets show any payment breaks or other concessions applied to your account during 2020.
3	Transactions due in 2020	3	Transactions due in 2020