



International Mortgage Service

Terms & Conditions

Residential Property in Great Britain, Spain, France, New Zealand,
and selected locations in Australia, Canada, & USA

INTEREST COST

For loans against property in Great Britain

For loans in GBP, 1% p.a. over the prevailing Lloyds TSB UK Base Rate;

For loans in other currencies, 1% over Lloyds TSB Cost of Funds rate for the relevant currency*

For loans against property in Australia and New Zealand

1% p.a. over the Lloyds TSB Cost of Funds rate for the relevant currency*

For loans against property in USA and Canada

1.5% p.a. over the Lloyds TSB Cost of Funds rate for the relevant currency*

For loans against property in Spain and France

1.25% p.a. over the Euribor rate for Euro or the LIBOR rate for the relevant currency*

* Interest rates are normally floating based on a 3 month period.

Minimum loan	: US\$75,000 or currency equivalent
Loan term	: Up to 30 year term or up to 70 years of age, whichever is earlier
Type of loan	: Demand loan subject to annual review
Financing	: Normally maximum 80% or purchase price or valuation without currency switching, 5% lower with currency switching options
Arrangement fee	: Calculated as a percentage of the loan amount, payable upon acceptance of our formal offer letter, and is non-refundable Property in Great Britain, Spain, France, Australia, Canada and New Zealand : 0.5% Property in USA : 1.0%
Commitment fee (US property only)	: 0.3% of the loan amount payable upon acceptance of our formal offer letter and is non-refundable
Legal fees	: For client's account. For property in Great Britain, 20% discount on legal fees has been negotiated by Lloyds TSB with nominated solicitors
Valuation fee	: For client's account. For property in Great Britain, 20% discount on valuation fee will be available



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Terms & Conditions (continued)

- Stamp duties & communication charges** : For client's account
- Corporate/trust borrower handling fee** : 0.25% of the loan amount for clients who borrow via a company or trust structure, payable upon acceptance of our formal offer letter and is non-refundable
- Currency switching fee** : When currency options are offered two free switches per calendar year, US\$150 per switch thereafter.
- Security** : First legal charge or mortgage over the property
- Leasehold properties** : Selected areas of Central London - minimum 30 years left to run after loan repayment date
Elsewhere - minimum 50 years left to run after repayment date
- Letting/Rental** : No additional charges or increase in interest rate
- Repayment** : Quarterly in arrears
- Early Repayment** : No penalties for prepayment (except for fixed interest loans) and early repayment should normally coincide with the interest rollover date
- Life Assurance** : Mortgage protection life cover may be required
- Building Insurance** : For client's account

The terms, conditions and fees outlined above are not all inclusive and are for indication only. They apply only to loan facilities that are issued and accepted from the date below and may be changed, amended or deleted without any prior notice. Please note that depending on the resident status and the tax regime of the borrower's country of residence, withholding tax may affect the interest cost to the borrower and Lloyds TSB's capacity to lend.

**To find out more please call
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