

With effect from 20th February 2018

Product Guide

With effect from 20th February 2018

Movers and first time buyers

Up to 60% LTV

Product Type	Initial Rate	Until	Reverts to SVR	Product Fee*	Cashback*	APRC	Early Repayment Charge	Available between		Additional Features*
2 Year Fixed	1.24%	31/03/2020	4.24%	£745	£0	3.8%	2% until 31/03/2019, then 1% until 31/03/2020	£40k	£1m	Free Standard Valuation; Flexible Features; 10% Annual ERC Allowance; Product is Portable
2 Year Fixed	1.49%	31/03/2020	4.24%	£0	£0	3.8%				
2 Year Tracker BoE + 1.19%	1.69%	31/03/2020	4.24%	£995	£0	3.9%				
5 Year Fixed	1.80%	31/03/2023	4.24%	£745	£0	3.4%	5% until 31/03/2019, then 4% until 31/03/2020, then 3% until 31/03/2021, then 2% until 31/03/2022, then 1% until 31/03/2023			
5 Year Fixed	1.99%	31/03/2023	4.24%	£0	£0	3.4%				

Representative Example:

A mortgage of £196,897 with an assumed start date of 31/03/2018 payable over 25 years initially on a fixed rate for 2 years at 1.24% and then on our current variable rate of 4.24% for the remaining 23 years would require 24 monthly payments of £763.64 and 276 monthly payments of £1,040.81.

The total amount payable would be £306,660.92 made up of the loan amount plus interest of £108,693.92, a product fee of £745, a valuation fee of £0, a legal fee of £200, a funds transfer fee of £25 and a mortgage exit fee of £100. Please refer to your Mortgage Illustration for details on other fees payable on your mortgage.

The overall cost for comparison is 3.8% APRC Representative

With effect from 20th February 2018

Movers and first time buyers

Up to 75% LTV

Product Type	Initial Rate	Until	Reverts to SVR	Product Fee*	Cashback*	APRC	Early Repayment Charge	Available between		Additional Features*
2 Year Fixed	1.34%	31/03/2020	4.24%	£745	£0	3.8%	2% until 31/03/2019, then 1% until 31/03/2020	£40k	£1m	Free Standard Valuation; Flexible Features; 10% Annual ERC Allowance; Product is Portable
2 Year Fixed	1.59%	31/03/2020	4.24%	£0	£0	3.9%				
2 Year Tracker BoE + 1.19%	1.69%	31/03/2020	4.24%	£995	£0	3.9%				
5 Year Fixed	1.91%	31/03/2023	4.24%	£745	£0	3.4%	5% until 31/03/2019, then 4% until 31/03/2020, then 3% until 31/03/2021, then 2% until 31/03/2022, then 1% until 31/03/2023			
5 Year Fixed	2.09%	31/03/2023	4.24%	£0	£0	3.5%				

Representative Example:

A mortgage of £198,252 with an assumed start date of 31/03/2018 payable over 25 years initially on a fixed rate for 2 years at 1.34% and then on our current variable rate of 4.24% for the remaining 23 years would require 24 monthly payments of £778.06 and 276 monthly payments of £1,048.92. The total amount payable would be £309,245.36 made up of the loan amount plus interest of £109,923.36, a product fee of £745, a valuation fee of £0, a legal fee of £200, a funds transfer fee of £25 and a mortgage exit fee of £100. Please refer to your Mortgage Illustration for details on other fees payable on your mortgage.

The overall cost for comparison is 3.8% APRC Representative

With effect from 20th February 2018

Movers and first time buyers

Up to 80% LTV

Product Type	Initial Rate	Until	Reverts to SVR	Product Fee*	Cashback*	APRC	Early Repayment Charge	Available between		Additional Features*
2 Year Fixed	1.39%	31/03/2020	4.24%	£745	£0	3.9%	2% until 31/03/2019, then 1% until 31/03/2020	£40k	£750k	Free Standard Valuation; Flexible Features; 10% Annual ERC Allowance; Product is Portable
2 Year Fixed	1.69%	31/03/2020	4.24%	£0	£0	3.9%				
2 Year Tracker BoE + 1.34%	1.84%	31/03/2020	4.24%	£995	£0	4.0%				
5 Year Fixed	2.04%	31/03/2023	4.24%	£745	£0	3.5%	5% until 31/03/2019, then 4% until 31/03/2020, then 3% until 31/03/2021, then 2% until 31/03/2022, then 1% until 31/03/2023			
5 Year Fixed	2.19%	31/03/2023	4.24%	£0	£0	3.5%				

Representative Example:

A mortgage of £197,592 with an assumed start date of 31/03/2018 payable over 25 years initially on a fixed rate for 2 years at 1.39% and then on our current variable rate of 4.24% for the remaining 23 years would require 24 monthly payments of £780.07 and 276 monthly payments of £1,045.89. The total amount payable would be £308,457.32 made up of the loan amount plus interest of £109,795.32, a product fee of £745, a valuation fee of £0, a legal fee of £200, a funds transfer fee of £25 and a mortgage exit fee of £100. Please refer to your Mortgage Illustration for details on other fees payable on your mortgage.

The overall cost for comparison is 3.9% APRC Representative

With effect from 20th February 2018

Movers and first time buyers

Up to 85% LTV

Product Type	Initial Rate	Until	Reverts to SVR	Product Fee*	Cashback*	APRC	Early Repayment Charge	Available between		Additional Features*
2 Year Fixed	1.49%	31/03/2020	4.24%	£995	£250	3.9%	2% until 31/03/2019, then 1% until 31/03/2020	£40k	£500k	Free Standard Valuation; Flexible Features; 10% Annual ERC Allowance; Product is Portable
2 Year Fixed	1.84%	31/03/2020	4.24%	£0	£250	3.9%				
2 Year Tracker BoE + 1.44%	1.94%	31/03/2020	4.24%	£995	£0	4.0%				
5 Year Fixed	2.14%	31/03/2023	4.24%	£995	£250	3.5%	5% until 31/03/2019, then 4% until 31/03/2020, then 3% until 31/03/2021, then 2% until 31/03/2022, then 1% until 31/03/2023			
5 Year Fixed	2.29%	31/03/2023	4.24%	£0	£250	3.5%				

Representative Example:

A mortgage of £197,848 with an assumed start date of 31/03/2018 payable over 25 years initially on a fixed rate for 2 years at 1.49% and then on our current variable rate of 4.24% for the remaining 23 years would require 24 monthly payments of £790.34 and 276 monthly payments of £1,048.17.

The total amount payable would be £309,583.08 made up of the loan amount plus interest of £110,415.08, a product fee of £995, a valuation fee of £0, a legal fee of £200, a funds transfer fee of £25 and a mortgage exit fee of £100. Please refer to your Mortgage Illustration for details on other fees payable on your mortgage.

The overall cost for comparison is 3.9% APRC Representative

With effect from 20th February 2018

Movers and first time buyers

Up to 90% LTV

Product Type	Initial Rate	Until	Reverts to SVR	Product Fee*	Cashback*	APRC	Early Repayment Charge	Available between		Additional Features*
2 Year Fixed	1.94%	31/03/2020	4.24%	£995	£250	4.0%	2% until 31/03/2019, then 1% until 31/03/2020	£40k	£500k	Free Standard Valuation; Flexible Features; 10% Annual ERC Allowance; Product is Portable
2 Year Fixed	2.28%	31/03/2020	4.24%	£0	£250	4.0%				
2 Year Tracker BoE + 1.94%	2.44%	31/03/2020	4.24%	£995	£0	4.1%				
5 Year Fixed	2.50%	31/03/2023	4.24%	£995	£250	3.7%	5% until 31/03/2019, then 4% until 31/03/2020, then 3% until 31/03/2021, then 2% until 31/03/2022, then 1% until 31/03/2023			
5 Year Fixed	2.69%	31/03/2023	4.24%	£0	£250	3.7%				

Representative Example:

A mortgage of £197,796 with an assumed start date of 31/03/2018 payable over 25 years initially on a fixed rate for 2 years at 1.94% and then on our current variable rate of 4.24% for the remaining 23 years would require 24 monthly payments of £832.60 and 276 monthly payments of £1,051.97.

The total amount payable would be £311,646.12 made up of the loan amount plus interest of £112,530.12, a product fee of £995, a valuation fee of £0, a legal fee of £200, a funds transfer fee of £25 and a mortgage exit fee of £100. Please refer to your Mortgage Illustration for details on other fees payable on your mortgage.

The overall cost for comparison is 4.0% APRC Representative

With effect from 20th February 2018

Remortgages

Up to 60% LTV

Product Type	Initial Rate	Until	Reverts to SVR	Product Fee*	Cashback*	APRC	Early Repayment Charge	Available between		Additional Features*
2 Year Fixed	1.24%	31/03/2020	4.24%	£745	£0	3.8%	2% until 31/03/2019, then 1% until 31/03/2020	£40k	£1m	Free Standard Valuation and Fee Assisted Legals; Flexible Features; 10% Annual ERC allowance; Product is Portable
2 Year Fixed	1.49%	31/03/2020	4.24%	£0	£0	3.8%				
2 Year Tracker BoE + 1.19%	1.69%	31/03/2020	4.24%	£995	£0	3.9%				
5 Year Fixed	1.80%	31/03/2023	4.24%	£745	£0	3.4%	5% until 31/03/2019, then 4% until 31/03/2020, then 3% until 31/03/2021, then 2% until 31/03/2022, then 1% until 31/03/2023			
5 Year Fixed	1.99%	31/03/2023	4.24%	£0	£0	3.4%				

Representative Example:

A mortgage of £173,122 with an assumed start date of 31/03/2018 payable over 25 years initially on a fixed rate for 2 years at 1.24% and then on our current variable rate of 4.24% for the remaining 23 years would require 24 monthly payments of £671.43 and 276 monthly payments of £915.14. The total amount payable would be £269,562.96 made up of the loan amount plus interest of £95,570.96, a product fee of £745, a valuation fee of £0, a legal fee of £0, a funds transfer fee of £25 and a mortgage exit fee of £100. Please refer to your Mortgage Illustration for details on other fees payable on your mortgage.

The overall cost for comparison is 3.8% APRC Representative

With effect from 20th February 2018

Remortgages

Up to 75% LTV

Product Type	Initial Rate	Until	Reverts to SVR	Product Fee*	Cashback*	APRC	Early Repayment Charge	Available between		Additional Features*
2 Year Fixed	1.34%	31/03/2020	4.24%	£745	£0	3.8%	2% until 31/03/2019, then 1% until 31/03/2020	£40k	£1m	Free Standard Valuation and Fee Assisted Legals; Flexible Features; 10% Annual ERC allowance; Product is Portable
2 Year Fixed	1.59%	31/03/2020	4.24%	£0	£0	3.8%				
2 Year Tracker BoE + 1.19%	1.69%	31/03/2020	4.24%	£995	£0	3.9%				
5 Year Fixed	1.91%	31/03/2023	4.24%	£745	£0	3.4%	5% until 31/03/2019, then 4% until 31/03/2020, then 3% until 31/03/2021, then 2% until 31/03/2022, then 1% until 31/03/2023			
5 Year Fixed	2.09%	31/03/2023	4.24%	£0	£0	3.4%				

Representative Example:

A mortgage of £174,162 with an assumed start date of 31/03/2018 payable over 25 years initially on a fixed rate for 2 years at 1.34% and then on our current variable rate of 4.24% for the remaining 23 years would require 24 monthly payments of £683.52 and 276 monthly payments of £921.46. The total amount payable would be £271,597.44 made up of the loan amount plus interest of £96,565.44, a product fee of £745, a valuation fee of £0, a legal fee of £0, a funds transfer fee of £25 and a mortgage exit fee of £100. Please refer to your Mortgage Illustration for details on other fees payable on your mortgage.

The overall cost for comparison is 3.8% APRC Representative

With effect from 20th February 2018

Remortgages

Up to 80% LTV

Product Type	Initial Rate	Until	Reverts to SVR	Product Fee*	Cashback*	APRC	Early Repayment Charge	Available between		Additional Features*
2 Year Fixed	1.39%	31/03/2020	4.24%	£745	£0	3.9%	2% until 31/03/2019, then 1% until 31/03/2020	£40k	£750k	Free Standard Valuation and Fee Assisted Legals; Flexible Features; 10% Annual ERC allowance; Product is Portable
2 Year Fixed	1.69%	31/03/2020	4.24%	£0	£0	3.9%				
2 Year Tracker BoE + 1.34%	1.84%	31/03/2020	4.24%	£995	£0	4.0%				
5 Year Fixed	2.04%	31/03/2023	4.24%	£745	£0	3.5%	5% until 31/03/2019, then 4% until 31/03/2020, then 3% until 31/03/2021, then 2% until 31/03/2022, then 1% until 31/03/2023			
5 Year Fixed	2.19%	31/03/2023	4.24%	£0	£0	3.5%				

Representative Example:

A mortgage of £173,322 with an assumed start date of 31/03/2018 payable over 25 years initially on a fixed rate for 2 years at 1.39% and then on our current variable rate of 4.24% for the remaining 23 years would require 24 monthly payments of £684.26 and 276 monthly payments of £917.42. The total amount payable would be £270,500.16 made up of the loan amount plus interest of £96,308.16, a product fee of £745, a valuation fee of £0, a legal fee of £0, a funds transfer fee of £25 and a mortgage exit fee of £100. Please refer to your Mortgage Illustration for details on other fees payable on your mortgage.

The overall cost for comparison is 3.8% APRC Representative

With effect from 20th February 2018

Remortgages

Up to 85% LTV

Product Type	Initial Rate	Until	Reverts to SVR	Product Fee*	Cashback*	APRC	Early Repayment Charge	Available between		Additional Features*
2 Year Fixed	1.49%	31/03/2020	4.24%	£995	£0	3.9%	2% until 31/03/2019, then 1% until 31/03/2020	£40k	£500k	Free Standard Valuation and Fee Assisted Legals; Flexible Features; 10% Annual ERC allowance; Product is Portable
2 Year Fixed	1.84%	31/03/2020	4.24%	£0	£0	3.9%				
2 Year Tracker BoE + 1.44%	1.94%	31/03/2020	4.24%	£995	£0	4.0%				
5 Year Fixed	2.14%	31/03/2023	4.24%	£995	£0	3.5%	5% until 31/03/2019, then 4% until 31/03/2020, then 3% until 31/03/2021, then 2% until 31/03/2022, then 1% until 31/03/2023			
5 Year Fixed	2.29%	31/03/2023	4.24%	£0	£0	3.5%				

Representative Example:

A mortgage of £173,965 with an assumed start date of 31/03/2018 payable over 25 years initially on a fixed rate for 2 years at 1.49% and then on our current variable rate of 4.24% for the remaining 23 years would require 24 monthly payments of £694.93 and 276 monthly payments of £921.64.

The total amount payable would be £272,170.96 made up of the loan amount plus interest of £97,085.96, a product fee of £995, a valuation fee of £0, a legal fee of £0, a funds transfer fee of £25 and a mortgage exit fee of £100. Please refer to your Mortgage Illustration for details on other fees payable on your mortgage.

The overall cost for comparison is 3.9% APRC Representative

With effect from 20th February 2018

Remortgages

Up to 90% LTV

Product Type	Initial Rate	Until	Reverts to SVR	Product Fee*	Cashback*	APRC	Early Repayment Charge	Available between		Additional Features*
2 Year Fixed	1.94%	31/03/2020	4.24%	£995	£0	4.0%	2% until 31/03/2019, then 1% until 31/03/2020	£40k	£500k	Free Standard Valuation and Fee Assisted Legals; Flexible Features; 10% Annual ERC allowance; Product is Portable
2 Year Fixed	2.28%	31/03/2020	4.24%	£0	£0	4.0%				
2 Year Tracker BoE + 1.94%	2.44%	31/03/2020	4.24%	£995	£0	4.1%				
5 Year Fixed	2.50%	31/03/2023	4.24%	£995	£0	3.7%	5% until 31/03/2019, then 4% until 31/03/2020, then 3% until 31/03/2021, then 2% until 31/03/2022, then 1% until 31/03/2023			
5 Year Fixed	2.69%	31/03/2023	4.24%	£0	£0	3.7%				

Representative Example:

A mortgage of £173,698 with an assumed start date of 31/03/2018 payable over 25 years initially on a fixed rate for 2 years at 1.94% and then on our current variable rate of 4.24% for the remaining 23 years would require 24 monthly payments of £731.16 and 276 monthly payments of £923.81.

The total amount payable would be £273,639.40 made up of the loan amount plus interest of £98,821.40, a product fee of £995, a valuation fee of £0, a legal fee of £0, a funds transfer fee of £25 and a mortgage exit fee of £100. Please refer to your Mortgage Illustration for details on other fees payable on your mortgage.

The overall cost for comparison is 4.0% APRC Representative

With effect from 20th February 2018

Additional Information

For further details, please see our website.

Maximum Loan to Value (LTV) and Loan Amounts

- 90% LTV for loans up to £500,000
- 80% LTV for loans between £500,001 & £750,000
- 75% LTV for loans between £750,001 & £1,000,000

Mortgage Term

- Minimum term of 5 years to maximum of 40 years (or up to the applicant's 76th birthday, if earlier)

Repayment Type

- Sainsbury's Bank will only accept mortgage applications on a full capital and interest repayment basis.

Early Repayment Charge & Mortgage Exit Fee

- If you fully repay, partially repay or transfer to a new mortgage product during the initial benefit period of a fixed rate or tracker product, Early Repayment Charges (ERCs) will apply.
- If you fully redeem or port your mortgage before the full mortgage term ends you'll have to pay a mortgage exit fee which is currently £100.

For full details of our mortgage fees, please visit our website and view the Tariff of Mortgage Charges.

Flexible Features - Overpayments

- You can overpay by up to 10% of the outstanding balance in a 12 month anniversary period without charge during an ERC period. Any charge will only be applied to the amount paid in excess of the 10% allowance.
- Outside the ERC period you can make unlimited overpayments without charge.

Flexible Features – Underpayments

- If you've made overpayments, you can apply to make lower payments or stop your monthly payment for a period of time.

Terms and conditions apply to flexible features.

For more information see our existing customer page at www.sainsburysbank.co.uk/mortgages

Product Fee

- The product fee cannot be added to the mortgage where it will take the borrowing above our overall maximum loan to value of 90%. In all other loan to value cases, the product fee can be added.

Portability

- Our mortgage rates are portable, allowing you to transfer the product to another property as long as you meet our criteria and our lending policy at that time.

Cashback

- If the mortgage product includes cashback, we'll pay this directly to the account from which we take the monthly mortgage payment within 14 days of your mortgage completing. Please check your mortgage illustration for further details.

Base Rate Tracker Mortgage Interest Rate Floor

- If the Bank of England Base Rate falls below 0%, no further rate reduction will be passed onto the customer.

Free standard valuation for First Time Buyers & Movers

- All of our residential purchase cases include a free standard valuation.

Free standard valuation and fee assisted legal service for Remortgages

- All of our residential remortgages include standard valuation and assistance with standard legal costs from our nominated conveyancer.

Shopping Reward

- All of our residential mortgages come with a shopping reward. More details on this can be found on our website.

For any questions or to apply

- New applications:
 - Telephone – 0345 111 8010*
- Existing mortgage holders:
 - Telephone – 0345 111 8020*

Lines are open Monday to Friday 8am – 8pm, Saturdays 9am – 4pm and Sundays 10am – 1pm.

*Telephone calls may be recorded for security purposes under our quality control procedures. Calls are charged at local rates from landlines and mobiles.

All information is subject to change.

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