



Mr A Sample  
1 Sample Street  
Sampletown  
Sampleshire  
AB12 3CD

 **0345 607 9838**  
8am-8pm Monday-Thursday  
8am-5.30pm Friday  
9am-12noon Saturday

 **skipton.co.uk**

 **Skipton Building Society**  
Principal Office, The Bailey,  
Skipton, North Yorkshire,  
BD23 1DN

## Your 2017 annual mortgage statement

Your mortgage summary and activity for the last twelve months is attached, and you'll find details of your current mortgage rates and any future information below.

### What's next?

1. Read the notes section included in this statement
2. Read your attached mortgage summary and keep for your records
3. Call us on **0345 607 9838** or email us via [skipton.co.uk](mailto:skipton.co.uk) with any questions
4. If you are having difficulties making your mortgage payments, please contact us immediately on **0345 850 1766**

### Account details

**Account number:**  
123456789

### With this statement

Mortgage summary and transactions in detail

Our mortgage tariff of charges

## Your current mortgage rates

Account number	Product type	Current rate	Reference rate	End date	Product you'll change to
123456789	7 Year Fix 5.59% until 28/02/2018	5.59%	Bank of England Base Rate	28/02/2018	Base Rate Tracker +4.45% Term

# Mortgage summary: account number 123456789

## About your mortgage

**Account name:** 123456789 **1**

**Security address:** 1 Sample Street, Sampletown, Sampleshire AB12

**Term remaining:** 13 years 1 month **2**

**Mortgage type:** Interest Only **3**

This is an interest-only mortgage. Your mortgage payments do not include the costs of any savings plan or other investment you may have arranged to build up a lump sum to repay the amount you borrowed. It is important to check regularly that your savings plan or other investment is on track to repay this mortgage at the end of the term.

**4** This account is a regulated mortgage contract.

## Information on how to repay your mortgage **5**

Please see below the amount required to repay your mortgage in full as at 31st December 2017. This is for information only. If you wish to redeem your mortgage, please request a redemption statement to ensure you obtain up to date details.

**Redemption administration fee:** £60.00

**Early repayment charges:** £2,949.36

**Total amount to repay your account:** £150,477.84

Early repayment charges will apply on this account until 28 February 2018.

Interest will be charged up to and including the day of redemption.

## Your transaction summary

Opening balance as at January 2017 including any charges in the year	+ £147,527.70
<b>6</b> Interest	+ £8,243.93
Total payments received this year	- £8,303.16
<b>7</b> <b>Balance as 31 December 2017</b>	<b>£147,468.47</b>

(This will be your opening balance for 2018)

## Your Insurance cover **8**

Your mortgage payment does not include premiums for buildings insurance.

## ▶ Interest rates **9** applicable in 2017

Effective from	Rate
1 Jan 2017	5.59%

## Your transactions in detail

'Payment due' may differ from the 'Payments received' if you are making regular overpayments or have some other agreement with us.

Opening balance as at 01 January 2017					£147,527.70	
<b>10</b> Month	<b>11</b> Payment due	<b>12</b> Transaction	<b>13</b> Date	<b>14</b> Payments received	<b>15</b> Advances/ Charges	
Jan 2017	£691.93	Direct Debit	01 January 2017	£691.93	-	
Feb 2017	£691.93	Direct Debit	01 February 2017	£691.93	-	
Mar 2017	£691.93	Direct Debit	01 March 2017	£691.93	-	
Apr 2017	£691.93	Direct Debit	01 April 2017	£691.93	-	
May 2017	£691.93	Direct Debit	01 May 2017	£691.93	-	
Jun 2017	£691.93	Direct Debit	01 June 2017	£691.93	-	
Jul 2017	£691.93	Direct Debit	01 July 2017	£691.93	-	
Aug 2017	£691.93	Direct Debit	01 August 2017	£691.93	-	
Sep 2017	£691.93	Direct Debit	01 September 2017	£691.93	-	
Oct 2017	£691.93	Direct Debit	01 October 2017	£691.93	-	
Nov 2017	£691.93	Direct Debit	01 November 2017	£691.93	-	
Dec 2017	£691.93	Direct Debit	01 December 2017	£691.93	-	
<b>Totals</b>	<b>£8,303.16</b>			<b>£8,303.16</b>	<b>£147,527.70</b>	
		<b>Annual Interest</b>			<b>£8,243.93</b>	
		<b>Balance as 31 December 2017</b>			<b>£147,468.47</b>	

## **16** Arrears charges

# Notes

## Personal details

If any of the details we have for you are incorrect, please call us on 0345 607 9838.

## Payments and charges

We may make an interest rate change after a payment has been made. As interest for the month is calculated in advance, an interest rate increase will result in a higher amount of interest being charged to your account, and will increase the balance outstanding. The opposite applies in the event of an interest rate decrease.

This statement shows the amount of payment due each month and the payments you have made over the year. Any fees you have paid in advance have not been debited to your mortgage balance therefore the payment received from you will not be shown in this statement. If there are any discrepancies, please forward the statement and any supporting documents to us at Customer Delivery, Skipton Building Society, Principal Office, The Bailey, Skipton, North Yorkshire, BD23 1DN.

Payments by standing order or giro credit take several days to reach us, so there may be a slight difference between the date on your bank statement and that shown on your mortgage statement, particularly over bank holiday periods.

## Arrears and Arrears Charges

Where arrears charges have been debited to your account on 31 January 2017, these represent the amount charged for the year ended 31 December 2016.

Any charges incurred during the year will be added to your account on the 31 January and will attract interest from 1 February unless paid directly to us before this date.

It is essential that regular monthly payments are maintained. If for any reason you are unable to do so, you must immediately contact the Credit Management department on 0345 850 1766 and we'll do what we can to help.

## Additional Cover

If you have not already done so, you are advised to consider some form of life cover to enable your mortgage to be repaid in the event of death prior to the end of the mortgage term. For more information, call us on 0345 607 9838.

## Endowment Compensation Payments

If you have received, or do receive, any compensation payment relating to a policy connected to this mortgage, you must notify the Society immediately and you should use it to reduce your mortgage debt.

## Our Variable Rates

We introduced our Residential Mortgage Variable Rate (RMVR) and our Buy to Let Mortgage Variable Rate (BMVR) on 14 November 2012. These are different to our Residential Standard Variable Rate (RSVR) and our Buy to Let Variable Rate (BSVR).

These rates may change by different amounts and at different times. The RMVR and BMVR do not have a ceiling.

This will not affect you if your existing mortgage was taken out before 14 November and is on, or will move onto, RSVR, BSVR or a Base Rate Tracker.

If you take out additional borrowing, including when you port your mortgage to a new property, top up your loan with further borrowing on a new product, or you switch mortgage products, all new product deals will move to RMVR or BMVR when they end.

## Foreign currency

The following information regarding foreign currency loans does not affect you if there is any future product switch or other contact variation such as change to the term of your mortgage or your method of payment.

A foreign currency loan is a loan which arises if you are resident outside the UK or that the monies you will rely on to repay your mortgage are paid in a currency other than sterling. Like a number of other lenders, the Society does not offer any form of new or additional lending (including porting of products to a new property or changes of ownership to your property) which are foreign currency loans.

## Marketing Preferences

At Skipton we like to keep you informed of new products, services and other promotions. It's therefore important that your marketing preferences are kept up to date, so that we can provide the information you want, the way you want it. To review your current preferences and if you wish to make any changes, contact us as set out below:

- Visit your local branch
- Call a member of our team on 0345 850 1711

**If you would like this in large print, Braille or audio, please contact us on 0345 607 9838 or fax 01756 705 700.**

Your home may be repossessed if you do not keep up repayments on your mortgage.

# Explanation Notes

1. This is your mortgage account number, please quote this should you need to contact us.
2. This is the length of time remaining, as at 31 December 2017, before you are required to redeem your mortgage.
3. This section explains if your mortgage is on repayment or interest only. If your mortgage is interest only you will need to ensure that you have the means to repay the balance at the mortgage end date.
4. This states whether your mortgage is regulated by the Financial Conduct Authority and Prudential Regulation Authority.
5. This section shows how much it would have cost to repay your mortgage, as at 31st December 2017.
6. This figure represents the total interest charged over the year.
7. This figure represents the final balance at the end of the year and becomes the opening balance for year 2018.
8. This section shows the insurance type, sum insured and premium arranged through the Society for 2017. Insurance premiums are included in your primary mortgage monthly payments. Full cover details on any insurance arranged through the Society can be found in either your Insurance Renewal (issued in December) or your Insurance Schedule (for mortgages completed in December).
9. This section shows the interest rates which have been applied to your account over the past year.
10. This states the month in which payment is due.
11. This shows the minimum monthly payment due. This is based on the balance outstanding, at the prevailing interest rate and, if applicable, over the term remaining. The payment due may be less than the payment made if you make regular overpayments. The payment due may be more than the payment made if you have a payment arrangement in place.
12. This shows the description of the payments and debits to the account. The opening balance will start 1 January 2017 unless you completed your mortgage after this date.
13. This shows the date on which the payment is effective.
14. This column illustrates all payments credited to your accounts, i.e your monthly mortgage payments, one off payments against fees etc.
15. Any fees or charges debited to your account will show in this column. If you made a cheque payment to cover these costs you will note that the fee is offset by a corresponding credit in the "Payments" column.
16. If you have incurred any arrears charges or have any arrears outstanding at 31 December 2017 these will show here.