

First Time Buyers

- If cashback is applicable this will be paid via your solicitor, on completion
- If loan to value exceeds 75% all lending must be on a repayment basis
- Free Basic Valuation on all residential First Time Buyer products

0-60% Loan to value

Product	Initial Term	Initial rate	This reverts to	Product fee	Early repayment charge	Loan size (inc all fees)	APRC*	Additional features
2yr fixed rate	Fixed until 30 June 2027	3.99%	Follow-on tracker rate, 2.49% above the BoE base rate**	£995	2.5% until 30/06/2026, then 1.5% until 30/06/2027	£5,000 to £2 million	6.7	
2yr fixed rate	Fixed until 30 June 2027	4.29%	Follow-on tracker rate, 2.49% above the BoE base rate**	£0	2.5% until 30/06/2026, then 1.5% until 30/06/2027	£5,000 to £2 million	6.7	
2yr tracker rate	Until 30 June 2027	4.89% (variable) at 0.39% above the BoE base rate**	Follow-on tracker rate, 2.49% above the BoE base rate**	£995	No ERC	£5,000 to £2 million	6.9	
3yr fixed rate	Fixed until 30 June 2028	4.05%	Follow-on tracker rate, 2.49% above the BoE base rate**	£1,495	3.5% until 30/06/2026, then 2.5% until 30/06/2027, then 1.5% until 30/06/2028	£5,000 to £2 million	6.6	
3yr fixed rate	Fixed until 30 June 2028	4.29%	Follow-on tracker rate, 2.49% above the BoE base rate**	£495	3.5% until 30/06/2026, then 2.5% until 30/06/2027, then 1.5% until 30/06/2028	£5,000 to £2 million	6.6	
5yr fixed rate	Fixed until 30 June 2030	4.04%	Follow-on tracker rate, 2.49% above the BoE base rate**	£995	5% until 30/06/2027, then 4% until 30/06/2028, then 3% until 30/06/2029, then 2% until 30/06/2030	£5,000 to £2 million	6.1	
5yr fixed rate	Fixed until 30 June 2030	4.24%	Follow-on tracker rate, 2.49% above the BoE base rate**	£0	5% until 30/06/2027, then 4% until 30/06/2028, then 3% until 30/06/2029, then 2% until 30/06/2030	£5,000 to £2 million	6.2	

60-75% Loan to value

Product	Initial Term	Initial rate	This reverts to	Product fee	Early repayment charge	Loan size (inc all fees)	APRC*	Additional features
2yr fixed rate	Fixed until 30 June 2027	4.04%	Follow-on tracker rate, 2.49% above the BoE base rate**	£995	2.5% until 30/06/2026, then 1.5% until 30/06/2027	£5,000 to £2 million	6.8	
2yr fixed rate	Fixed until 30 June 2027	4.34%	Follow-on tracker rate, 2.49% above the BoE base rate**	£0	2.5% until 30/06/2026, then 1.5% until 30/06/2027	£5,000 to £2 million	6.8	
2yr tracker rate	Until 30 June 2027	4.94% (variable) at 0.44% above the BoE base rate**	Follow-on tracker rate, 2.49% above the BoE base rate**	£995	No ERC	£5,000 to £2 million	6.9	
3yr fixed rate	Fixed until 30 June 2028	4.12%	Follow-on tracker rate, 2.49% above the BoE base rate**	£1,495	3.5% until 30/06/2026, then 2.5% until 30/06/2027, then 1.5% until 30/06/2028	£5,000 to £2 million	6.6	
3yr fixed rate	Fixed until 30 June 2028	4.35%	Follow-on tracker rate, 2.49% above the BoE base rate**	£495	3.5% until 30/06/2026, then 2.5% until 30/06/2027, then 1.5% until 30/06/2028	£5,000 to £2 million	6.6	
5yr fixed rate	Fixed until 30 June 2030	4.19%	Follow-on tracker rate, 2.49% above the BoE base rate**	£995	5% until 30/06/2027, then 4% until 30/06/2028, then 3% until 30/06/2029, then 2% until 30/06/2030	£5,000 to £2 million	6.2	
5yr fixed rate	Fixed until 30 June 2030	4.39%	Follow-on tracker rate, 2.49% above the BoE base rate**	£0	5% until 30/06/2027, then 4% until 30/06/2028, then 3% until 30/06/2029, then 2% until 30/06/2030	£5,000 to £2 million	6.2	

Lending is subject to status and lending criteria, UK resident and 18+

75-80% Loan to value

Product	Initial Term	Initial rate	This reverts to	Product fee	Early repayment charge	Loan size (inc all fees)	APRC*	Additional features
2yr fixed rate	Fixed until 30 June 2027	4.34%	Follow-on tracker rate, 2.49% above the BoE base rate**	£995	2.5% until 30/06/2026, then 1.5% until 30/06/2027	£5,000 to £1 million	6.8	
2yr fixed rate	Fixed until 30 June 2027	4.64%	Follow-on tracker rate, 2.49% above the BoE base rate**	£0	2.5% until 30/06/2026, then 1.5% until 30/06/2027	£5,000 to £1 million	6.8	
2yr tracker rate	Until 30 June 2027	5.29% (variable) at 0.79% above the BoE base rate**	Follow-on tracker rate, 2.49% above the BoE base rate**	£995	No ERC	£5,000 to £1 million	7.2	
3yr fixed rate	Fixed until 30 June 2028	4.43%	Follow-on tracker rate, 2.49% above the BoE base rate**	£1,495	3.5% until 30/06/2026, then 2.5% until 30/06/2027, then 1.5% until 30/06/2028	£5,000 to £1 million	6.6	
3yr fixed rate	Fixed until 30 June 2028	4.64%	Follow-on tracker rate, 2.49% above the BoE base rate**	£495	3.5% until 30/06/2026, then 2.5% until 30/06/2027, then 1.5% until 30/06/2028	£5,000 to £1 million	6.6	
5yr fixed rate	Fixed until 30 June 2030	4.44%	Follow-on tracker rate, 2.49% above the BoE base rate**	£995	5% until 30/06/2027, then 4% until 30/06/2028, then 3% until 30/06/2029, then 2% until 30/06/2030	£5,000 to £1 million	6.3	
5yr fixed rate	Fixed until 30 June 2030	4.54%	Follow-on tracker rate, 2.49% above the BoE base rate**	£0	5% until 30/06/2027, then 4% until 30/06/2028, then 3% until 30/06/2029, then 2% until 30/06/2030	£5,000 to £1 million	6.3	

80-85% Loan to value

Product	Initial Term	Initial rate	This reverts to	Product fee	Early repayment charge	Loan size (inc all fees)	APRC*	Additional features
2yr fixed rate	Fixed until 30 June 2027	4.34%	Follow-on tracker rate, 2.49% above the BoE base rate**	£995	2.5% until 30/06/2026, then 1.5% until 30/06/2027	£5,000 to £1 million	6.8	
2yr fixed rate	Fixed until 30 June 2027	4.64%	Follow-on tracker rate, 2.49% above the BoE base rate**	£0	2.5% until 30/06/2026, then 1.5% until 30/06/2027	£5,000 to £1 million	6.8	
2yr tracker rate	Until 30 June 2027	5.29% (variable) at 0.79% above the BoE base rate**	Follow-on tracker rate, 2.49% above the BoE base rate**	£995	No ERC	£5,000 to £1 million	7.2	
3yr fixed rate	Fixed until 30 June 2028	4.45%	Follow-on tracker rate, 2.49% above the BoE base rate**	£1,495	3.5% until 30/06/2026, then 2.5% until 30/06/2027, then 1.5% until 30/06/2028	£5,000 to £1 million	6.7	
3yr fixed rate	Fixed until 30 June 2028	4.64%	Follow-on tracker rate, 2.49% above the BoE base rate**	£495	3.5% until 30/06/2026, then 2.5% until 30/06/2027, then 1.5% until 30/06/2028	£5,000 to £1 million	6.6	
5yr fixed rate	Fixed until 30 June 2030	4.44%	Follow-on tracker rate, 2.49% above the BoE base rate**	£995	5% until 30/06/2027, then 4% until 30/06/2028, then 3% until 30/06/2029, then 2% until 30/06/2030	£5,000 to £1 million	6.3	
5yr fixed rate	Fixed until 30 June 2030	4.54%	Follow-on tracker rate, 2.49% above the BoE base rate**	£0	5% until 30/06/2027, then 4% until 30/06/2028, then 3% until 30/06/2029, then 2% until 30/06/2030	£5,000 to £1 million	6.3	

85-90% Loan to value

Product	Initial Term	Initial rate	This reverts to	Product fee	Early repayment charge	Loan size (inc all fees)	APRC*	Additional features
2yr fixed rate	Fixed until 30 June 2027	4.79%	Follow-on tracker rate, 2.49% above the BoE base rate**	£995	2.5% until 30/06/2026, then 1.5% until 30/06/2027	£5,000 to £750,000	6.9	£500 cashback
2yr fixed rate	Fixed until 30 June 2027	4.94%	Follow-on tracker rate, 2.49% above the BoE base rate**	£0	2.5% until 30/06/2026, then 1.5% until 30/06/2027	£5,000 to £750,000	6.9	£500 cashback
3yr fixed rate	Fixed until 30 June 2028	4.89%	Follow-on tracker rate, 2.49% above the BoE base rate**	£495	3.5% until 30/06/2026, then 2.5% until 30/06/2027, then 1.5% until 30/06/2028	£5,000 to £750,000	6.7	£500 cashback
5yr fixed rate	Fixed until 30 June 2030	4.69%	Follow-on tracker rate, 2.49% above the BoE base rate**	£995	5% until 30/06/2027, then 4% until 30/06/2028, then 3% until 30/06/2029, then 2% until 30/06/2030	£5,000 to £750,000	6.4	£500 cashback
5yr fixed rate	Fixed until 30 June 2030	4.79%	Follow-on tracker rate, 2.49% above the BoE base rate**	£0	5% until 30/06/2027, then 4% until 30/06/2028, then 3% until 30/06/2029, then 2% until 30/06/2030	£5,000 to £750,000	6.4	£500 cashback

Lending is subject to status and lending criteria, UK resident and 18+

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

90-95% Loan to value

Product	Initial Term	Initial rate	This reverts to	Product fee	Early repayment charge	Loan size (inc all fees)	APRC*	Additional features
2yr fixed rate	Fixed until 30 June 2027	5.29%	Follow-on tracker rate, 2.49% above the BoE base rate**	£0	2.5% until 30/06/2026, then 1.5% until 30/06/2027	£5,000 to £570,000	6.9	£500 cashback
5yr fixed rate	Fixed until 30 June 2030	5.04%	Follow-on tracker rate, 2.49% above the BoE base rate**	£0	5% until 30/06/2027, then 4% until 30/06/2028, then 3% until 30/06/2029, then 2% until 30/06/2030	£5,000 to £570,000	6.5	£500 cashback

*An APRC (Annual percentage rate of charge) takes into account all of the costs of a loan and allows you to compare different mortgage offers, including those from other lenders

**Bank of England Base Rate, currently 4.50%

Representative example:

For a repayment mortgage of £173,665 over a 34 year term, you will make
24 monthly repayments of £809.63 at 4.29% fixed until 30 June 2027. This will be followed by a further:
384 monthly repayments of £1,102.62 a month at the Follow On Tracker Rate, currently 6.99% for the remainder of the term.
The total amount payable would be £442,837.20, made up of the loan amount plus interest (£269,172.20).

The overall cost for comparison is 6.7% APRC Representative.

Your first monthly payment will be higher as it includes interest from the date the funds are released as well as the monthly repayment.

TSB Bank plc. Registered Office: Henry Duncan House, 120 George Street, Edinburgh, EH2 4LH. Registered in Scotland no. SC95237. Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority under registration number 191240.