

## Existing Mortgage Customers – Residential

As an existing mortgage customer we will offer you better deals than those offered to new mortgage customers when your current deal ends. If you need to borrow more you can do so on the Further Advance and Top-Up products shown below. Top-Up products are only available to existing mortgage customers borrowing additional funds when purchasing a new property.

### Why Metro Bank for mortgages

- Customers switching to a new deal can choose from our best rates with reduced fees.
- Customers can switch to a new deal up to 3 months prior to the end of their current deal without any Early Repayment Charges.

#### Mortgages up to £1m (unless stated) - RATE SWITCH ONLY

Rate Type	Repayment Type	Product Code	Initial Interest Rate	Maximum Loan size	Product fee	Follow on Rate (Standard Variable Rate)	Overall cost for comparison
<b>80% Loan to Value</b>							
<b>2 Year Fixed Rate</b>	Capital and Interest / Interest Only / Part & Part	<b>RX8292</b>	5.59%	£1m	£0	8.00%	7.8% APRC*
<b>5 Year Fixed Rate</b>	Capital and Interest / Interest Only / Part & Part	<b>RX8294</b>	5.29%	£1m	£0	8.00%	7.0% APRC*
<b>85% Loan to Value</b>							
<b>2 Year Fixed Rate</b>	Capital and Interest / Interest Only / Part & Part	<b>RX8293</b>	5.99%	£1m	£0	8.00%	7.9% APRC*
<b>5 Year Fixed Rate</b>	Capital and Interest / Interest Only / Part & Part	<b>RX8294</b>	5.29%	£1m	£0	8.00%	7.0% APRC*
<b>90% Loan to Value</b>							
<b>2 Year Fixed Rate</b>	Capital and Interest / Interest Only / Part & Part	<b>RX8295</b>	6.29%	£1.125m	£0	8.00%	7.9% APRC*
<b>5 Year Fixed Rate</b>	Capital and Interest / Interest Only / Part & Part	<b>RX8296</b>	5.79%	£1.125m	£0	8.00%	7.2% APRC*
<b>95% Loan to Value</b>							
<b>2 Year Fixed Rate</b>	Capital and Interest / Interest Only / Part & Part	<b>RX7920</b>	6.69%	£675,000	£0	8.00%	8.0% APRC*
<b>5 Year Fixed Rate</b>	Capital and Interest / Interest Only / Part & Part	<b>RX7923</b>	6.19%	£675,000	£0	8.00%	7.4% APRC*

Please note that for Interest Only or Part & Part the maximum Interest Only element is 80%

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

Details correct as at 28th May 2025. Rates may be changed without notice.

## Existing Mortgage Customers - Residential *(continued)*

Large Loan Mortgages over £1m - RATE SWITCH ONLY							
Rate Type	Repayment Type	Product Code	Initial Interest Rate	Maximum Loan Size***	Product fee	Follow On Rate (Standard Variable Rate)	Overall Cost For Comparison
<b>85% Loan to Value</b>							
<b>2 Year Fixed Rate</b>	Capital and Interest / Interest Only / Part & Part	<b>DX8297</b>	5.49%	£10m+	£999	8.00%	7.9% APRC**
<b>5 Year Fixed Rate</b>	Capital and Interest / Interest Only / Part & Part	<b>DX8298</b>	5.29%	£10m+	£999	8.00%	7.3% APRC**

\*\*\*Maximum Loan Size may be restricted by LTV. Please refer to 'Loan to Value Limits'

Please note that for Interest Only or Part & Part the maximum Interest Only element is 80%

## Existing Mortgage Customers - Residential *(continued)*

### Mortgages up to £1m (unless stated)

#### FURTHER ADVANCES AND TOP-UPS - Total Aggregated Borrowing

Rate Type	Repayment Type	Product Code	Initial Interest Rate	Maximum Loan Size	Application Fee <sup>^</sup>	Product Fee	Follow On Rate (Standard Variable Rate)	Overall Cost For Comparison
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#### 80% Loan to Value

2 Year Fixed Rate	Capital and Interest	RX8299	5.59%	£1m	£199	£0	8.00%	7.8% APRC*
	Interest Only / Part & Part	IX8300	5.79%					8.0% APRC**

5 Year Fixed Rate	Capital and Interest	RX8303	5.29%	£1m	£199	£0	8.00%	7.0% APRC*
	Interest Only / Part & Part	IX8304	5.49%					7.4% APRC**

#### 85% Loan to Value

2 Year Fixed Rate	Capital and Interest	RX8301	5.99%	£1m	£199	£0	8.00%	7.9% APRC*
	Interest Only / Part & Part	IX8302	6.19%					8.0% APRC**

5 Year Fixed Rate	Capital and Interest	RX8303	5.29%	£1m	£199	£0	8.00%	7.0% APRC*
	Interest Only / Part & Part	IX8304	5.49%					7.4% APRC**

#### 90% Loan to Value

2 Year Fixed Rate	Capital and Interest	RX8305	6.29%	£1.125m	£199	£0	8.00%	7.9% APRC*
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5 Year Fixed Rate	Capital and Interest	RX8306	5.79%	£1.125m	£199	£0	8.00%	7.2% APRC*
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#### 95% Loan to Value (Top-up Only)

2 Year Fixed Rate	Capital and Interest	RX7931	6.69%	£675,000	£199	£0	8.00%	8.0% APRC*
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5 Year Fixed Rate	Capital and Interest	RX7935	6.19%	£675,000	£199	£0	8.00%	7.4% APRC*
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Please note that for Interest Only or Part & Part the maximum Interest Only element is 80%

## Existing Mortgage Customers - Residential *(continued)*

### Near Prime Mortgages - FURTHER ADVANCES & TOP-UPS - Total Aggregated Borrowing

Rate Type	Repayment Type	Product Code	Initial Interest Rate	Maximum Loan Size	Application Fee <sup>^</sup>	Product Fee	Follow On Rate (Standard Variable Rate)	Overall Cost For Comparison
<b>70% Loan to Value</b>								
<b>2 Year Fixed Rate</b>	Capital and Interest	<b>NX7936</b>	6.99%	£500,000	£199	£0	8.00%	8.1% APRC*
<b>5 Year Fixed Rate</b>	Capital and Interest	<b>NX7939</b>	6.59%	£500,000	£199	£0	8.00%	7.6% APRC*
<b>75% Loan to Value</b>								
<b>2 Year Fixed Rate</b>	Capital and Interest	<b>NX7937</b>	7.29%	£500,000	£199	£0	8.00%	8.2% APRC*
<b>5 Year Fixed Rate</b>	Capital and Interest	<b>NX7940</b>	6.79%	£500,000	£199	£0	8.00%	7.7% APRC*
<b>80% Loan to Value</b>								
<b>2 Year Fixed Rate</b>	Capital and Interest	<b>NX7938</b>	7.49%	£500,000	£199	£0	8.00%	8.4% APRC*
<b>5 Year Fixed Rate</b>	Capital and Interest	<b>NX7941</b>	6.89%	£500,000	£199	£0	8.00%	7.7% APRC*

## Existing Mortgage Customers - Residential *(continued)*

### Professional Mortgages - FURTHER ADVANCES and TOP-UPS - Total Aggregated Borrowing

Rate Type	Repayment Type	Product Code	Initial Interest Rate	Maximum Loan Size	Application Fee <sup>^</sup>	Product Fee	Follow On Rate (Standard Variable Rate)	Overall Cost For Comparison
<b>85% Loan to Value</b>								
<b>5 Year Fixed Rate</b>	Capital and Interest	<b>QX8307</b>	5.39%	£1m	£199	£0	8.00%	7.0% APRC*
	Interest Only / Part & Part	<b>QY8308</b>	5.59%					7.4% APRC**

<b>90% Loan to Value</b>								
<b>5 Year Fixed Rate</b>	Capital and Interest	<b>QX8309</b>	5.89%	£1.125m	£199	£0	8.00%	7.3% APRC*

Please note that for Interest Only or Part & Part the maximum Interest Only element is 80%

## Existing Mortgage Customers - Residential *(continued)*

### Large Loan Mortgages over £1m -

### FURTHER ADVANCES AND TOP-UPS - Total Aggregated Borrowing

Rate Type	Repayment Type	Product Code	Initial Interest Rate	Maximum Loan Size***	Application Fee^	Product Fee	Follow On Rate (Standard Variable Rate)	Overall Cost For Comparison
<b>85% Loan to Value</b>								
<b>2 Year Fixed Rate</b>	Capital and Interest / Interest Only / Part & Part	<b>DX8310</b>	5.49%	£10m+	£199	£999	8.00%	7.9% APRC**
<b>5 Year Fixed Rate</b>	Capital and Interest / Interest Only / Part & Part	<b>DX8311</b>	5.29%	£10m+	£199	£999	8.00%	7.3% APRC**

\*\*\*Maximum Loan Size may be restricted by LTV. Please refer to 'Loan to Value Limits'

Please note that for Interest Only or Part & Part the maximum Interest Only element is 80%

## Existing Mortgage Customers - Residential *(continued)*

Loan to Value Limits	
Up to 95% loan to value the maximum loan amount is £675,000	Up to 90% loan to value the maximum loan amount is £1,125,000
Up to 85% loan to value the maximum loan amount is £2,000,000	Up to 80% loan to value the maximum loan amount is £2,000,000
Up to 75% loan to value the maximum loan amount is £2,500,000	Up to 70% loan to value the maximum loan amount is £5,000,000
Up to 65% loan to value the maximum loan amount is over £10,000,000	Up to 60% loan to value the maximum loan amount is over £10,000,000
Up to 50% loan to value the maximum loan amount is over £10,000,000	

**These limits may be restricted by product.**

## Existing Mortgage Customers - Residential *(continued)*

### Some charges to be aware of

- A valuation will be required for each application. Please refer to our website for more information on [Valuations](#) including fee scale.
- Other fees may apply after you take out your mortgage (please see our Tariff of Charges for more details)

### Early repayment charges (1% for each year of initial rate remaining)

You can pay back the capital part of your loan by making “overpayments”. These are amounts in excess of your monthly mortgage payment. An early repayment charge may apply if you make overpayments whilst you are paying the initial rate on your mortgage. Where this does apply, an early repayment charge is payable if the total overpayments in any one year exceed 20% of the amount which you borrowed. The early repayment charge is a percentage of the repaid amount, calculated as follows:

Years left on initial rate	Between 4 and 5	Between 3 and 4	Between 2 and 3	Between 1 and 2	Less than 1
<b>Early Repayment Charge - calculated as a percentage of amount repaid early.</b>	5%	4%	3%	2%	1%

Should you decide to repay your loan early, please contact us to ascertain the exact level of the early repayment charge at that moment.

Bank of England Base Rate, currently 4.25%.

“Loan to value” is the amount you want to borrow described as a percentage of the total value of the property.

\*The APRC is calculated using the following scenario: property value of £600,000, a further advance of £25,000 and a product switch is applied to an existing mortgage balance of £286,500. The mortgage has a 20 year term and is repayable on a capital and interest only basis. Fee total of £749 are not part of the loan amount.

\*\*The APRC is calculated using the following scenario: property value of £600,000, a further advance of £25,000 and a product switch is applied to an existing mortgage balance of £286,500. The mortgage has a 20 year term and is repayable on an interest only basis. Fee total of £1,544 are not part of the loan amount. For mortgages between £1m and £10m the APRC is calculated using the following scenario: property value of £4,000,000; a further advance of £100,000 and a product switch is applied to an existing mortgage of £2,000,000. The mortgage has a 20 year term and is repayable on an interest only basis. Fees total of £3,798 are not part of loan amount.

^ Application Fee of £199 is payable upfront. This is a non-refundable fee for assessing and processing your application.

### We'd love you to get in touch

**Mortgage Customers:** If you have a question about an existing Metro Bank mortgage, call 0345 319 1201.  
Opening hours: Monday to Saturday: 9am to 5.30pm

**Mortgage Brokers:** For enquiries on new and existing applications, call 0203 427 1019.  
Opening hours: Monday to Wednesday, 9am to 5.30pm; Thursday, 10am to 5.30pm; Friday: 9am to 5.30pm;  
Saturdays, Sundays and bank holidays, closed