

# Compare the Melton's Self Build Mortgage Schemes

	<b>ADVANCE</b>	<b>STANDARD</b>
<b>Can I borrow to purchase land for my Self Build project?</b>	We will lend to purchase the land with only outline planning permission required.	We will lend to purchase the land with full planning permission required.
<b>How much can I borrow for my Self Build project?</b>	We will lend up to 85% of the land and build costs providing it does not exceed 75% of the end value.	We will lend up to 75% of the land and build costs.
<b>When can funds be released during my Self Build project?</b>	Funds released in advance of each stage of the build (Subject to a satisfactory reinspection at each stage).	Funds released after each stage has been completed (Subject to a satisfactory reinspection at each stage).
<b>How much of my own funds will be required to start my Self Build project?</b>	Lower upfront costs as the funds will be released to purchase the land.	Sufficient savings required to purchase the land and fund the early stages of the build.
<b>What is the maximum loan I could borrow?</b>	Maximum loan £350,000.	Maximum loan £500,000.
<b>What interest rate will apply to my Self Build project?</b>	Please refer to the product Key Information or Full Product Details.	Please refer to the product Key Information or Full Product Details.
<b>What fees will be payable?</b>	Application fee - £500.00. Completion fee - 0.5% of the loan amount Title Insurance Fee - £77.00. Valuation fee (subject to scale). £80.00 reinspection fee payable at each stage Higher lending charge payable.	Application fee - £500.00. Completion fee - 0.5% of the loan amount. Title Insurance Fee - £77.00. Valuation fee (subject to scale). £80.00 reinspection fee payable at each stage.
<b>Can I offset savings against my Self Build mortgage?</b>	The mortgage can be linked with an Offset Share Account (terms and conditions apply).	The mortgage can be linked with an Offset Share Account (terms and conditions apply).

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