

| Portugal | Purchase and remortgage | Self build | Releasing finance from the home | Home improvements | Stage Payment/New Build |
|---|--|---|---|---|---|
| Interest rates | Variable rate: 6 month Euribor 4.81%* + 0.75% | <u>During construction:</u> Variable rate: 6 month Euribor 4.81%* + 1.25% <u>After completion:</u> Variable rate: 6 month Euribor 4.81%* + 0.75% | Variable rate: 6 month Euribor 4.81%* + 1.25% | Variable rate: 6 month Euribor 4.81%* + 2% | Fixed rate: Fixed at 7.5% (Interest Only) <u>After completion:</u> Variable rate: 6 month Euribor 4.81%* + 0.75% |
| Minimum amount | €50,000 | €50,000 | €50,000 | €20,000 | €20,000 |
| Maximum amount | €2.5m | €2.5m | €2.5m | €50,000 | |
| Maximum LTV | 80% | 80% | 80% | 80% | 40% of the total amount in the Sales & Purchase Agreement |
| Term | 3 – 30 years | 3 – 30 years | 3 – 30 years | 3 – 5 years | 24 months |
| Interest Only Term / Capital Repayment | Interest only for 5 -6 years (Max 20% of the term) after which capital repayment for the remaining term of mortgage. | Interest only for 5 – 6 years (Max 20% of the term) after which capital repayment for the remaining term of mortgage. | Interest only for 5 – 6 years (Max 20% of the term) after which capital repayment for the remaining term of mortgage. | Capital Repayment. | Interest only for 2 years and on completion option to transfer to variable rate and the terms of that mortgage. |
| Charges | <ul style="list-style-type: none"> ▪ Valuation fee €312 (inc. Stamp Duty tax) ▪ Mortgage arrangement fee 0.5%(min €208 - max €780) can be deducted from the advance. | <ul style="list-style-type: none"> ▪ Valuation fee €312 (inc. Stamp Duty tax) ▪ Mortgage arrangement fee 0.5% (min €208 - max €780) can be deducted from the advance. | <ul style="list-style-type: none"> ▪ Valuation fee €312 (inc. Stamp Duty tax) ▪ Mortgage arrangement fee 0.5% (min €208 - max €780) can be deducted from the advance. | <ul style="list-style-type: none"> ▪ Valuation fee €312 (inc. Stamp Duty tax) ▪ Mortgage arrangement fee 0.5% (min €208 - max €780) can be deducted from the advance. | <ul style="list-style-type: none"> ▪ Valuation fee €312 (inc. Stamp Duty tax) ▪ Mortgage arrangement fee 0.5% (min €208 - max €780) can be deducted from the advance. |
| Early repayment charges | 0.50% of the amount repaid for partial or full repayment. 30 days notice required. | 0.50% of the amount repaid for partial or full repayment. 30 days notice required. | Partial Repayment <ul style="list-style-type: none"> ▪ < 25% of amount outstanding: 0% of balance. ▪ > 25% of amount outstanding : 3% of balance for first 6 years of loan and 2% penalty there after. Full Repayment <ul style="list-style-type: none"> ▪ Full repayment 1st 6 years: 4% of outstanding balance. ▪ From 7th year: 3% of outstanding balance. | Partial Repayment <ul style="list-style-type: none"> ▪ < 25% of amount in debt: 0% ▪ > 25% of amount in debt: 3% for first 6 years of loan and 2% penalty there after. Full Repayment <ul style="list-style-type: none"> ▪ Full repayment 1st 6 years: 4% ▪ From 7th year: 3% | 0.50% of the amount repaid for partial or full repayment. 30 days notice required. |

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| Conditions | <ul style="list-style-type: none"> * A local Current Account is required * Life Assurance is not mandatory * Buildings Insurance required | <ul style="list-style-type: none"> * A local Current Account is required * Life Assurance is not mandatory * Buildings Insurance required | <ul style="list-style-type: none"> * A local Current Account is required * Life Assurance is not mandatory * Buildings Insurance required | <ul style="list-style-type: none"> * A local Current Account is required * Life Assurance is not mandatory * Buildings Insurance required | <ul style="list-style-type: none"> * Loan agreement contract and Promissory note signed by the applicants required. * In some cases additional guarantees, such as a 1st demand bank guaranteed, or a financial guarantee may be required. |
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EURIBOR is the Euro Inter Bank Offered Rate. It is the rate that is most commonly used to determine interest rates on mortgages in Euro zone countries.

*Euribor published as at 10/10/2007, however this is just an indication as the rate changes on a daily basis. . The prevailing rate will be applied on the date of completion and on every anniversary thereafter recalculated for the next 6 months.(the margin will remain on product chosen)

This information is intended for intermediary use only and is not intended, nor has it been approved as a qualifying credit promotion. Anyone who is not a mortgage intermediary should not rely on the content of this communication.

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