

MORTGAGE STATEMENT

For year ending 31 December 2022

Mrs CA Lowe
47 Greenside
Cottam
Preston
PR4 0WA

Property Address

38 Thorntrees Avenue
Preston
Lancashire
PR2 1PJ

 **ACCORD MORTGAGES**

*natalie reason
@mjvlaw.co.uk*

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and look to court
look statement*

*Thursday 23
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Account Number

1874 878 980

YOUR BUY TO LET MORTGAGE STATEMENT SUMMARY	2 NEW MONTHLY PAYMENT AND INSURANCE DETAILS FROM MARCH 2023
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Loan outstanding at 01.01.22 (if applicable)	£ 0.00	Mortgage payment	£201.98
Plus total interest and charges (see section 3)	£ 132,448.12	Your new monthly payment from March 2023 is	£201.98
less payments and refunds (see section 4)	£ 1,445.80	TOTAL	£201.98
Loan outstanding at 31.12.22	£ 131,002.32		

3 INTEREST AND CHARGES FOR 2022

Interest Charged*	£ 1,453.12
Loan Advance	£ 130,500.00
Free Valuation Credit	£ -180.00
Valuation Fee	£ 180.00
Loan Completion Fee	£ 495.00
Total	£ 132,448.12

* See Section 5 overleaf for details of interest rate(s) on your account during the period of the statement

4 PAYMENTS AND REFUNDS

Date	Transaction	Due	Received
01-May-2022	Payment Due	33.20	
01-Jun-2022	Payment Due	201.80	
14-Jun-2022	Payment		235.00
01-Jul-2022	Payment Due	201.80	
01-Jul-2022	Payment		201.80
01-Aug-2022	Payment Due	201.80	
01-Aug-2022	Payment		201.80
01-Sep-2022	Payment Due	201.80	
01-Sep-2022	Payment		201.80
	Total Carried Forward	840.40	840.40

Customer Contact Centre 0345 1200 872

All communications with us may be monitored/recorded to improve the quality of our service and for your protection and security. Calls to 03 numbers are charged at the same standard network rate as 01 or 02 landline numbers, even when calling from a mobile.

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4 PAYMENTS AND REFUNDS

Date	Transaction	Due	Received
	Total Brought Forward	840.40	840.40
01-Oct-2022	Payment Due	201.80	
03-Oct-2022	Payment		201.80
01-Nov-2022	Payment Due	201.80	
01-Nov-2022	Payment		201.80
01-Dec-2022	Payment Due	201.80	
01-Dec-2022	Payment		201.80
	Total	1,445.80	1,445.80

5 MORTGAGE REPAYMENT METHOD AND INTEREST RATES

Please check that the mortgage repayment method(s) below is/are correct.

Product Code	Mortgage Payment Method	Balance outstanding at 31.12.22	Contractual term end date	Interest rate(s) applied during the statement	Note Code
501538	Interest Only	£ 131,002.32	29/05/2047	27/05/22 - 1.85%	

Product Code	Description	Date Early Repayment Charge period ends
501538	1.85% fixed to 30/04/27	30-Apr-2027

The cost of redeeming your mortgage at 31 December 2022

Balance at 31.12.22	£	131,002.32
Early repayment Charge for Product 501538	£	6,550.12
Mortgage Fee	£	90.00
Total	£	137,642.44

The amount detailed above should not be used as the exact amount required to redeem the mortgage as this may include uncleared funds. If you are intending to redeem your mortgage please contact us for a redemption statement.

THE METHOD YOU ARE USING TO REPAY YOUR MORTGAGE:

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.

We do not hold computer records of any policies which you may be using to repay your mortgage and you should check that adequate arrangements are in place to repay the loan.

Here's some important information for you to think about when reviewing your plans:

- If you intend to pay off your mortgage using your savings, or investments such as an ISA or a pension plan, you might want to take out a suitable life insurance policy (if you haven't already) to make sure that your mortgage would be taken care of if the worst happened.

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- If you have an endowment policy, your policy provider will let you know regularly if it's on track to repay your mortgage. If there's likely to be a shortfall, you need to act as soon as you can. The leaflet 'Dealing with your mortgage shortfall' (available from Money helper at www.moneyhelper.org.uk) will give you more information on your options.
- You should be aware that unless you receive regular updates from your policy provider, it's up to you to find out whether the plans you have to repay your mortgage are on track.

Here are some other options you might like to consider to help you repay your mortgage when your term ends:

Switching to a repayment mortgage - if you can switch some or all of your mortgage to a repayment basis, you can be paying back some of the money you borrowed as well as the interest, which will reduce what you owe us at the end.

Making overpayments on your mortgage - if you can pay more than your usual monthly payment, every month or as often as you can afford it, you'll be paying back some of the money you borrowed, reducing what you owe us at the end.

You might even be able to combine one of the options above with **extending your mortgage term** (so you'll have more time to pay your mortgage back). This could help to minimise any increases in your monthly payment, making it easier for you to budget.

If you'd like to speak to us about your current plans to repay your mortgage or discuss any other options, just call us on **0800 138 1009** and we'll be happy to help you. Check our website for current opening hours.

6 PAYMENT METHOD DETAILS

The payment shown will be collected automatically from March 2023 by Direct Debit. Your Direct Debit details are:

Sort Code	Bank or Building Society Name	Bank A/C	Collection Date	Amount
30 98 97	LLOYDS BANK PLC	XXXX0956	1st	£ 201.98

Below you'll find a list of your direct debit collection dates until your next statement period (allowing for months where your preferred date falls on a weekend or a bank holiday).

Date	Collection Amount
03-Jan-2023	£201.80
31-Feb-2023	£201.80
01-Mar-2023	£201.98
03-Apr-2023	£201.98
02-May-2023	£201.98
01-Jun-2023	£201.98
03-Jul-2023	£201.98
01-Aug-2023	£201.98
01-Sep-2023	£201.98
02-Oct-2023	£201.98
01-Nov-2023	£201.98
01-Dec-2023	£201.98
02-Jan-2024	£201.98
01-Feb-2024	£201.98

7 YOUR PROPERTY INSURANCE COVER

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