

Mortgage Saver

The high cost of mortgage deposits doesn't need to be a barrier any more. With our Mortgage Saver help is at hand for First Time Buyers to save regularly towards a deposit with the flexibility of 2 withdrawals per calendar year without notice or loss of interest subject to the minimum operating balance of £20 being maintained.

The account offers a great incentive to make your deposit work harder for you if you take out your first mortgage with Leeds Building Society. On completion of your mortgage you will receive a Cashback amount equivalent to the interest earned on your savings up to a maximum of £1,000.

Summary Box - Key Product Information for our Savings Account(s)	
Account Name	Mortgage Saver
Interest rates (AERs)	1.50% Gross* p.a./AER# (Variable)
Tax Status	The gross rate(s) of interest shown will be payable net of the appropriate rate of income tax (which may be reclaimed by non-taxpayers) or, subject to the required certification, gross.
Conditions for bonus payment	There is no bonus available on this account.
Withdrawal arrangements	Up to 2 withdrawals can be made per calendar year without notice or loss of interest subject to the minimum balance of £20 being maintained. If you need to make a third withdrawal, or the account balance falls below £20, the account will be closed.
Access	Account can be opened and operated through any of our branches or by post.

*Gross means the rate of interest payable before the deduction of income tax at the rate specified by law. The tax treatment depends on the individual circumstances of each customer and maybe subject to change in the future. #AER stands for Annual Equivalent Rate and illustrates what the interest rate would be if interest was paid and added each year. Rates correct at 31 January 2011.

Other Product Features

Minimum and maximum investment and operating balance

The minimum investment and operating balance is £20 and the maximum investment and operating balance is £50,000.

When is interest paid?

Interest is paid annually on 31 January (commencing 31 January 2012).

How is interest paid?

Interest can either be credited to the account or transferred either to another building society/bank account or to another account held with the Society.

Extra benefits for First Time Buyers - up to £1,000 Cashback on your first mortgage

If you use the Mortgage Saver to save for your deposit and subsequently take out your first mortgage with the Society, you will be eligible to receive a Cashback amount on completion of your mortgage equivalent to the same gross amount of interest you have earned on your Mortgage Saver. The Cashback will be limited up to £1,000, which could be used towards your moving fees or anything else you need in your new home - whatever you decide the choice is yours.

Product Terms & Conditions

The Society's General Investment Conditions will apply unless (and to the extent that) they are inconsistent with these Terms and Conditions.

Mortgage Saver

Effective from date of account opening

1. The Mortgage Saver is a variable rate, non-fixed term account.
2. The Mortgage Saver not available to non-UK residents, executors, trustees, minors, corporate bodies and nominees.
3. The Mortgage Saver is limited to one account per customer.
4. The minimum investment and operating balance is £20. The maximum investment and operating balance is £50,000.
5. Interest is calculated daily and paid annually on 31 January (commencing 31 January 2012).
6. Interest can either be credited to the account or transferred either to another building society/bank account or to another account held with the Society.
7. Access is limited to 2 withdrawals per calendar year without notice or loss of interest. If you need to make a third withdrawal, or the account balance falls below £20, the account will be closed.
8. The Cashback incentive will be limited to a maximum of £1000 and this will be paid on completion of your first Leeds Building Society mortgage (subject to one Cashback per mortgage account), which will be paid to the main mortgage account holder only.
9. The Mortgage Saver will be closed on completion of your Leeds Building Society mortgage.
10. Mortgage applicants must be aged 18 years or over and first time buyers. Mortgages are subject to eligibility, status and financial standing.

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

What about income tax?

The gross rate of interest shown will be payable net of the appropriate rate of income tax (which may be reclaimed by non-taxpayers) or, subject to the required certification, gross. If you are a non-taxpayer and require your interest to be paid gross, an 'Interest with no tax deducted' form is available on request. The tax treatment depends on the individual circumstances of each customer and may be subject to change in the future.

What if I change my mind?

From the date of account opening you have 14 days to notify us (in writing) if you are not happy with your choice of account. Please write to Investment Services, 105 Albion Street, Leeds LS1 5AS. Within that period we will, if instructed by you, refund your investment with interest from account opening, or subject to eligibility, transfer the investment to another account of your choice without any charge for early withdrawal.

What if I have a complaint?

We aim to provide a high quality service to customers at all times. Unfortunately mistakes do occur, but when this happens we shall do our best to resolve problems or misunderstandings which arise. Should you need to refer a matter of complaint to us, details of the procedure are available from your local branch or our Customer Helpline. Ultimately, your complaint may be referred to the Financial Ombudsman Service, of South Quay Plaza, 183 Marsh Wall, London E14 9SR or to the Financial Services Authority of 25 The North Colonnade, Canary Wharf, London E14 5HS.

How to open an account

To open an account at one of our branches or by post you will need to provide the following:

- A completed and signed application form; and
- A deposit for your investment (for postal applications, a personal cheque is preferred).

Verifying your identity

Under the Money Laundering Regulations and Financial Services Authority rules, we are required to verify the name, address and date of birth of investors. To do this, we will ordinarily use an electronic verification system.

For branch applications, you will also need to supply additional proof of your identity, preferably in the form of a full UK or EU photo driving licence or a valid UK or EU passport. For postal applications, you will need to supply a certified copy of one of the above documents or an original utility bill which is less than 3 months old (not a mobile phone bill). For details of other forms of acceptable identification, please contact your local branch (for branch applications) or call our Customer Helpline on 0113 225 7777 (for branch or postal applications).

Existing Customers

If you already have an open account with us, you do not ordinarily need to provide any proof of your name or address. Please ensure you write your existing account number in the space provided on the application form.

Leeds Building Society is a member of the Building Societies Association. The Society is a participant in the Financial Services Compensation Scheme, established under the Financial Services and Markets Act 2000, and compensation may be available if the Society cannot meet its liabilities in respect of this product, please see the General Investment Conditions for full details.

The Society is covered by the Financial Ombudsman Service. We may monitor and/or record your telephone conversations with the Society to ensure consistent service levels (including staff training).

The Society's main business is the provision of savings products, mortgages and general insurance. The Society offers some investment products that may be operated through branches and by post and certain products, which can be operated by post only.

Leeds Building Society is authorised and regulated by the Financial Services Authority and our registration number is 164992. You can check this on the FSA Register by visiting the FSA website at www.fsa.gov.uk or by contacting the FSA on 0845 606 1234.

Other taxes or costs may exist that are not paid by Leeds Building Society.

Large text, Braille and audio tape versions of our brochures are available on request.

Rates are correct at time of printing.

	www.leedsbuildingsociety.co.uk
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	105 Albion Street, Leeds LS1 5AS

Leeds
Building Society