



## LLOYDS TSB LAUNCH A COMBINED FIXED RATE AND TRACKER MORTGAGE

With effect from Saturday, 16th June 2007, Lloyds TSB will be launching a new mortgage that is split 50/50 between a fixed rate and a full-term tracker – combining two potential benefits into one deal.

The Fix & Follow Mortgage allows a degree of security should interest rates rise, while the tracker element could mean lower payments should rates fall and is available for loans between £25,000 and £1million with a maximum LTV of 95%.

The new product details are:

How the loan is split	Rate	What happens after Fixed Period	APR	Early Repayment Charge (ERC) Period	ERC
50% of the loan	Two-year fixed rate 5.99% (fixed until 31/07/09)	When the fixed rate period ends, borrowers will have the option to convert this part of the loan to the Full-Term tracker – with no fee to pay. If a customer doesn't choose that option, they can switch the fixed rate part of the loan to one of the other deals available at the time (a fee may be payable) or remain on the Standard Variable Mortgage Rate, currently 7.50%.	7.1%	Before 01/08/08	2%
50% of the loan	Full-Term tracker 5.99% (variable) Tracks at 0.49% above the base rate	This part of the loan continues to track the base rate for the term of the mortgage		01/08/08 – 31/07/09	1%

Alison Burns, Lloyds TSB's director of network mortgage sales, commented, "It's never been easy to look ahead and predict just which way interest rates might go, so with the new product being split between a fixed rate and a full-term tracker – it combines two potential benefits into one deal. Finding the right mortgage can be as tricky as finding the right home, but here is a mortgage that's tailored to making life easier and giving borrowers the best of both worlds."

Customers wishing to find out more about Lloyds TSB mortgages can contact their local branch, call Mortgage Direct on 0800 015 4197 or visit [www.lloydstsb.com/mortgages](http://www.lloydstsb.com/mortgages)

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**Notes to editors**

1. The Fix & Follow Mortgage is available via Lloyds TSB branches and Mortgage Direct – Tel: 0800 015 4197.
2. There is a product fee of £599
3. Borrowers can make extra payments of any amount as and when they want, including up to 10% of the loan a year during an Early Repayment Charge period. Any extra payments will be taken off the mortgage balance straightaway.
4. Lloyds TSB bank is an intermediary for the sale of mortgages from Cheltenham & Gloucester PLC.

**For more information:**

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