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**Personalised illustration for:**

**Date produced:** 27/04/2011 09:36

**Valid Until:** This illustration is valid only on the date produced.

**Must commence by:** 30/09/2011

This is not a legally binding mortgage offer and it does not oblige ING Direct N.V. to provide you with the mortgage described in this illustration.

### 1. About this illustration

- ü All firms selling mortgages are required to give you illustrations like this one, that contain similar information presented in the same way.
- ü Ensure that you obtain other illustrations if you want to compare this mortgage with mortgages from other lenders.

### 2. Which service are we providing you with?

	We recommend, having assessed your needs, that you take out this mortgage.
	We are not recommending a particular mortgage for you. However, based on your answers to some questions, we are giving you information about this mortgage so that you can make your own choice.

### 3. What you have told us

Amount of loan required:	£140,000.00, plus £750.00 for fees that will be added to the loan. These and the additional fees that you need to pay are shown in Section 8.
Property valuation	£450,000.00
Term of regulated mortgage contract	25 years
Repayment method	Interest only

The valuation that will be carried out on the property and changes to any of the information you have given us could alter the information in this illustration. If this is the case please ask for a revised illustration.

### 4. Description of this mortgage

Mortgage lender	ING Direct N.V.
Mortgage product	7097 Tracker BBR + 1.85% for term (Sesame AR) RMG
Interest rate type and interest	A variable rate which is 1.85% above the Bank of England Base Rate, currently 0.50%, to give a current rate payable of 2.35% Any change to our interest rate will become effective from the 1st of the month following any notification from us.
Restrictions on this mortgage	No restrictions apply

5. Overall cost of this mortgage	
The overall cost takes into account the payments in Sections 6 and 8 below. However, it excludes any payments that you may need to make into a separate savings plan to build up a lump sum to repay the amount borrowed, but assumes that you pay off the amount borrowed as a lump sum at the end of the mortgage.	
The total amount you must pay back, including the amount borrowed is	£223,635.62
This means you pay back	£1.59 for every £1 borrowed
The overall cost for comparison is	2.4% APR
The figures in this section will vary following interest rate changes and if you do not keep the mortgage for 25 years. Only use the figures in this section to compare the cost with another interest-only mortgage.	

6. What you will need to pay each month	Monthly payments
300 payments at a Variable rate, currently 2.35%	£275.64
This illustration is based on a loan amount of £140,750.00 and includes the fees that are shown in section 8 as being added to your mortgage. This illustration assumes that the mortgage will start on 01/07/2011	
<b>Cost of repaying the capital</b> You will still owe £140,750.00 at the end of the mortgage term. You will need to make separate arrangements to repay this. When comparing the payments on this mortgage with a repayment mortgage, remember to add any money that you may need to pay into a separate savings plan to build up a lump sum to repay this amount.	
When you have found out what payments you need to make into a savings plan you may find it helpful to add these to your mortgage payments and put the total payment in the column opposite.	<b>Monthly payments</b> £

7. Are you comfortable with the risks?
<b>What if interest rates go up?</b> The monthly payments shown in this illustration could be considerably different if interest rates change. For example for one percentage point increase in Bank of England base rate, your monthly payment will increase by around £117.29. <b>Rates may increase by much more than this so make sure you can afford the monthly payment.</b>
<b>What if your income goes down?</b> You will still have to pay your mortgage if you lose your job or if illness prevents you from working. Think about whether you could do this.

8. What fees must you pay?				
Fees payable to ING Direct N.V.				
Fee	Payable	Refundable	Fee details	Fee Amount
Arrangement fee	You have asked to add to the loan	No		£750.00
Booking fee	Upfront	No		£195.00
Valuation fee	Upfront	No		Free
Other fees				
There are no other fees for this mortgage.				
You may have to pay other taxes or costs in addition to any fees shown here.				

## 9. Insurance

### Insurance you must take out through ING Direct N.V. or

You are not obliged to take out any insurance products through ING Direct N.V. or .

### Insurance you must take out as a condition of this mortgage but that you do not have to take out through ING Direct N.V. or

Type	Notes	Monthly Payment
Buildings Insurance		

## 10. What happens if you do not want this mortgage any more?

### Early Repayment Charges.

The mortgage may be repaid at any time without incurring a charge.

### What happens if you move house?

This product is portable so that no early repayment charge is payable if you move house and transfer the same mortgage amount to the new property. Any additional borrowing can be made using any ING Direct product available at that time.

## 11. What happens if you want to make overpayments?

There are no restrictions on making overpayments on this mortgage. The overpayments you make will create an 'Overpayment Reserve'. You can make capital repayments, subject to a minimum repayment of £1,000. If you make any overpayment or a capital repayment, the amount you owe and the interest that you pay, is reduced immediately. This means that you get the benefit as soon as the payment is received.

## 12. Additional Features

### Underpayments

- Underpayments can be made provided you have sufficient funds in your 'Overpayment Reserve'.
- Underpayments can be made up to the value of the 'Overpayment Reserve'.
- The maximum number of monthly payments that can be fully underpaid is three in any twelve month period.
- If you make an underpayment, the amount you owe and the interest that you pay, will increase immediately..

### Payment holidays

- Payment holidays are subject to prior approval.
- A payment holiday is equal to one monthly payment.
- You do not need to have created an 'Overpayment Reserve' to take a payment holiday.
- Up to three payment holidays can be taken within a twelve month period provided all of your mortgage accounts with us are up to date.
- You must have held your mortgage account for at least six months and not be in the last six months of the term.
- Your account must not have been in arrears in the last twelve months.
- A total of six payment holidays may be taken during the term of your mortgage.
- Interest on your mortgage will continue to accrue during your payment holiday and your mortgage payment will increase following your payment holiday.

### Incentives

- Free Legal & Free Standard Valuation

### 13. Using a mortgage intermediary

ING Direct N.V. will pay a fee of £490.00 if you take out this mortgage, a proportion of which will be retained by Sesame.

#### Contact details

If you wish to discuss this mortgage illustration please contact:

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IT IT

Telephone: IT

Email: IT

**Your home may be repossessed if you do not keep up repayments on your mortgage.**

<b>Summary of mortgage payments</b>							
<b>Month / Year</b>	<b>Interest rate %</b>	<b>Type of rate</b>	<b>Payment £</b>	<b>Total sum paid to date £</b>	<b>Total interest charged to date £</b>	<b>Total debt repaid to date £</b>	<b>Remaining debt £</b>
Jul	2.35	Variable	275.64	275.64	275.64	0.00	140750.00
Aug	2.35	Variable	275.64	551.27	551.27	0.00	140750.00
Sep	2.35	Variable	275.64	826.91	826.91	0.00	140750.00
Oct	2.35	Variable	275.64	1102.54	1102.54	0.00	140750.00
Nov	2.35	Variable	275.64	1378.18	1378.18	0.00	140750.00
Dec	2.35	Variable	275.64	1653.81	1653.81	0.00	140750.00
Jan	2.35	Variable	275.64	1929.45	1929.45	0.00	140750.00
Feb	2.35	Variable	275.64	2205.08	2205.08	0.00	140750.00
Mar	2.35	Variable	275.64	2480.72	2480.72	0.00	140750.00
Apr	2.35	Variable	275.64	2756.35	2756.35	0.00	140750.00
May	2.35	Variable	275.64	3031.99	3031.99	0.00	140750.00
Jun	2.35	Variable	275.64	3307.62	3307.62	0.00	140750.00
1	2.35	Variable	3307.68	3307.62	3307.62	0.00	140750.00
2	2.35	Variable	3307.68	6615.25	6615.25	0.00	140750.00
3	2.35	Variable	3307.68	9922.87	9922.87	0.00	140750.00
4	2.35	Variable	3307.68	13230.50	13230.50	0.00	140750.00
5	2.35	Variable	3307.68	16538.12	16538.12	0.00	140750.00
6	2.35	Variable	3307.68	19845.75	19845.75	0.00	140750.00
7	2.35	Variable	3307.68	23153.37	23153.37	0.00	140750.00
8	2.35	Variable	3307.68	26461.00	26461.00	0.00	140750.00
9	2.35	Variable	3307.68	29768.62	29768.62	0.00	140750.00
10	2.35	Variable	3307.68	33076.25	33076.25	0.00	140750.00
11	2.35	Variable	3307.68	36383.87	36383.87	0.00	140750.00
12	2.35	Variable	3307.68	39691.50	39691.50	0.00	140750.00
13	2.35	Variable	3307.68	42999.12	42999.12	0.00	140750.00
14	2.35	Variable	3307.68	46306.75	46306.75	0.00	140750.00
15	2.35	Variable	3307.68	49614.37	49614.37	0.00	140750.00
16	2.35	Variable	3307.68	52922.00	52922.00	0.00	140750.00
17	2.35	Variable	3307.68	56229.62	56229.62	0.00	140750.00
18	2.35	Variable	3307.68	59537.25	59537.25	0.00	140750.00
19	2.35	Variable	3307.68	62844.87	62844.87	0.00	140750.00
20	2.35	Variable	3307.68	66152.50	66152.50	0.00	140750.00
21	2.35	Variable	3307.68	69460.12	69460.12	0.00	140750.00
22	2.35	Variable	3307.68	72767.75	72767.75	0.00	140750.00
23	2.35	Variable	3307.68	76075.37	76075.37	0.00	140750.00
24	2.35	Variable	3307.68	79383.00	79383.00	0.00	140750.00
25	2.35	Variable	144057.68	223440.62	82690.62	140750.00	0.00

**THE TOTAL AMOUNT THAT MUST BE PAID COULD BE CONSIDERABLY DIFFERENT FROM THAT SHOWN, DUE TO VARIABLE INTEREST RATES.**