# Offset case study - family

Offset could help Alex and Emily reduce their mortgage term by 5 years and 7 months – and save them £28,672 in interest compared to a standard mortgage and savings account.

Alex and Emily are expecting their second child. They want to make the most of their savings but still have access to their money if they need it.

They like the security of a longer term fixed rate.



**Income £77,500** (joint)



Savings £12,000 (lump) £600 (monthly)



## A better return on savings

Their instant access account pays just 4.33% gross. The benefit they get from offsetting their savings against their mortgage interest means their savings work harder.

Property value £240,000





Alex and Emily have 22 years remaining on their mortgage of £175,000.



With an Offset, they can switch between reducing their monthly payment and the term of the mortgage, whichever works best for them.

A saving of £28,672 in mortgage interest. A reduced term of 5 years and 7 months.^

#### ^ Coventry Offset @ 4.70% Fixed to 31.08.30 compared to a non-Offset mortgage and assuming that:

- 'Initial rate' based upon an average of top 10, 75% LTV, remortgage 5 year products, on a true cost basis, in the Intermediary channel only, against a loan size of £175K. Source: Moneyfacts @06/03.
- $\bullet \ \ \text{`Reversion rate' based upon the average Revert Rate of available market. Source: Money facts @06/03. }$
- 'Current Savings interest rate' based upon the average top 10 non-ISA Instant access savings rates. Source: Moneyfacts @07/03.
- Source: Moneyfacts @ 07/03/2025, Instant Access, via at least two channels, no opening restrictions, based on a £25k AER balance, using the top 10 highest rates available to get an average of 4.33%.
- Monthly deposits continue each month and no withdrawals are made.
- The variable rate on the mortgage doesn't change.
- The variable rate on the comparable non-Offset savings account doesn't change.
- The customer's tax status stays the same throughout the term.



0800 121 7788

Monday to Friday 9am - 5pm



coventryforintermediaries.co.uk Webchat - Monday to Friday 8am - 6pm



Our mortgages are provided by Coventry Building Society and/or Godiva Mortgages Limited.

Coventry for intermediaries is a trading name of Coventry Building Society. Coventry Building Society.

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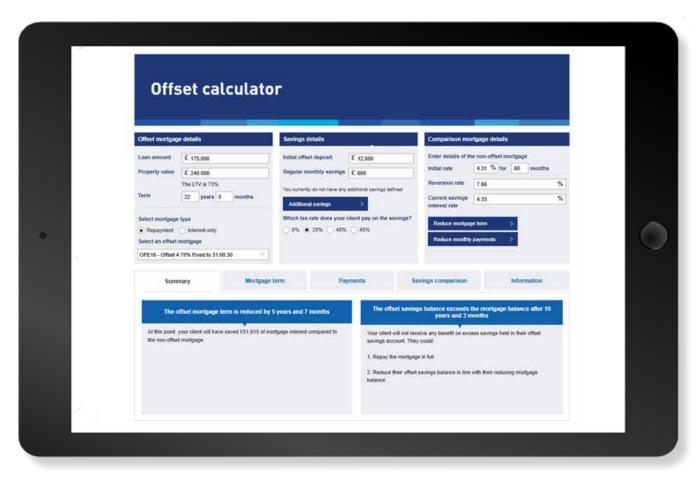


## How does our Offset mortgage work?



(with no income tax liability on the savings)

### Here's how our Offset calculator looks



Illustrations above are for information purposes only and not advice. Rates are correct as at 07.03.2025 and subject to change at any time. For more information please visit **www.coventrybuildingsociety.co.uk/intermediaries** or speak to your Business Development Manager.