

20 November 2006

**SCOTTISH WIDOWS BANK LAUNCHES OWN OVERSEAS
REMORTGAGE PRODUCT**

Scottish Widows Bank has announced an enhancement to Own Overseas, its service for UK residents wishing to buy a property in Spain. The service, which is branded Lloyds TSB and administered by Scottish Widows Bank, offers a range of flexible Spanish mortgage options and a complete service to navigate buyers through the entire buying process.

To make the service accessible to both current and new Spanish holiday homeowners, the direct bank has announced a remortgage package which offers customers a competitive alternative to their existing Spanish mortgage arrangement.

Customers who remortgage to Own Overseas will have the choice of adding the fulfilment and valuation fees to the loan. Although customers will be required to pay the stamp duty costs*, Scottish Widows Bank will pay both the notary and registry fees.

The Bank has also introduced a tiered fee structure as well as a new tiered rate for customers taking out a variable rate Euro or Sterling mortgage. In addition to this, the proposition offers customers the choice of an interest only or a repayment mortgage, giving them the flexibility to reduce payments if desired.

Gordon Bowden, Business Development Director at Scottish Widows Bank, commented:

“Despite the significant size of the market, remortgaging isn’t common in Spain - largely due to a lack of attractive remortgaging packages from lenders. According to Datamonitor in their 2004 Buying Property Abroad report there were approximately 540,000 Britons who owned a holiday home in Spain. Within this group, there is likely to be a significant number of people who could benefit from a more competitive deal.

“The Scottish Widows Bank Own Overseas remortgage package offers a cost-effective solution to existing owners and investors looking to remortgage on their Spanish properties.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

“By covering the notary and registry fees and allowing customers to add the valuation and fulfilment fees to the loan, our remortgage package aims to make the transfer to a new lender as easy as possible.

“Customers will also benefit from the familiarity of dealing with a UK based lender who will help to navigate them through every aspect of the process.”

Further information on the service can be found at www.lloydstsb.com/ownoverseas, or by calling 0800 107 8416.

Ends

Notes to Editors

* Stamp Duty varies in each Spanish Autonomous Community between 0.5% and 1%.

The Fulfilment fees are as follows:

Up to € 290,000 Or £200,000	1% of the loan amount
€290,000 - €435,000 Or £200,000 - £300,000	0.95% of the loan amount
€435,000 - €725,000 Or £300,000 - £500,000	0.85% of the loan amount
€725,000 and over Or over £500,000	0.75% of the loan amount

The new Valuation fees are as follows:

Up to €200,000 -	€350	or	£245
€200,001 - €400,000 -	€400	or	£280
€400,001 - €600,000 -	€450	or	£315
€600,001 - €800,000 -	€500	or	£350
€800,001 - €1,000,000 -	€550	or	£385

In addition, Scottish Widows Bank has also introduced tiered rates on the Euro and Sterling Variable rate depending on loan size. The following rates are added to the European Central Bank Base (Repo) Rate, currently 3.25% and Bank of England Base Rate, currently 5.00%:

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New Rates (for the entire loan)

Up to € 290,000 1.35%
Or £200,000

€290,000 - €435,000 1.25%
Or £200,000 - £300,000

€435,000 - €725,000 1.15%
Or £300,000 - £500,000

€725,000 and over 1.00%
Or over £500,000

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