

Product transfer guide



By using our mortgage product transfer process, your clients can switch to a new product quickly and easily without the need for revaluation or additional underwriting.

28 May 2026

All rates and product criteria are correct at the time of being published.

About our product transfers

If your clients are nearing the end of their fixed period and don't want to face the hassle of switching to another lender, or revaluing their property, we have great news! A variety of core products from across our commercial, semi-commercial and buy to let ranges are available for product transfers.

So, let's get you started

Step 1: Below you'll find links to the forms you'll need to complete, and the information required before beginning the product transfer. These can be submitted up to three months prior to the current product maturity date. Please ensure they're fully completed and upload all pages of each form within the same attachment.

[Mortgage preference form](#)

[Broker authorisation form](#)

[Term extension form](#)

Electronic signatures are acceptable the above forms.

Once the forms have been fully completed, please email them to the servicing team at brokertransfers@interbayuk.com

What happens next...

Step 2: Our mortgage team will review the request for the product selected. Terms will then be sent containing details of the new product. This is equivalent to a formal offer and also includes information regarding the fees and costs associated with the product transfer.

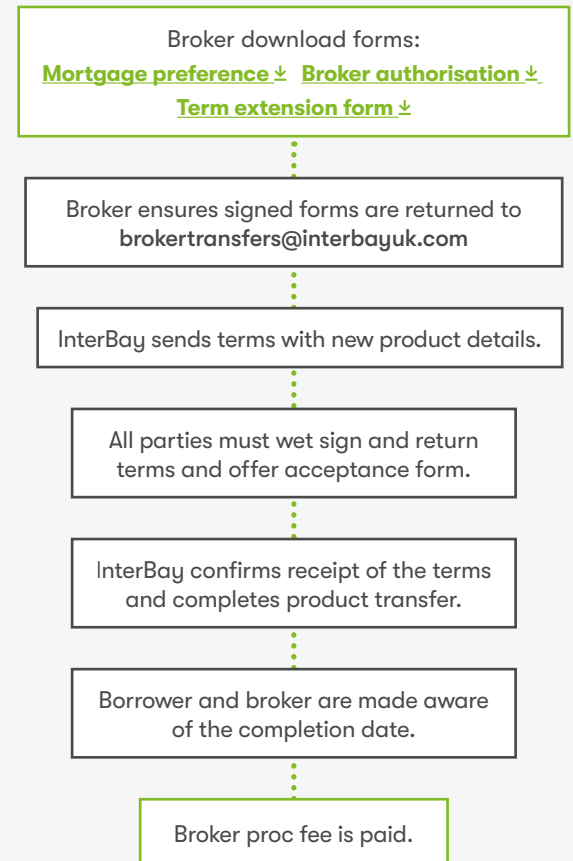
Step 3: All parties must wet sign and return the terms and offer acceptance form, along with any other documents required as set out in the product transfer pack. These should be sent to brokertransfers@interbayuk.com. Please return these documents within 30 days.

Step 4: We'll confirm receipt of the terms and you'll be informed once the product switch has been completed. We'll also clarify when the new monthly payments will start.

Additional details

- Turnaround times are approximately one – two weeks from application, so please ensure you allow sufficient time for processing.
- InterBay will charge an arrangement fee. The percentage charged will depend on your preferred product choice. This fee can be added to the loan amount and is included in the monthly instalments repayable over the remaining term of the loan.
- A procuration fee will be paid upon completion of the product transfer.
- Once you've submitted a product transfer request, contact the servicing team on **0345 900 3300** or email brokertransfers@interbayuk.com if you'd like an update on progress.
- If you're not clear on what you need to do, or you have any other questions, please contact your [specialist finance account manager](#).

Product transfer process



Bank of England Base Rate (BBR): 3.75%

Products

Commercial

£50k to £250k		
Fee	2yr Fixed	5yr Fixed
1%	8.64%	8.44%
2%	8.14%	8.24%

£250k to £2.5m		
Fee	2yr Fixed	5yr Fixed
1%	8.34%	8.14%
2%	7.84%	7.94%

£2.5m to £7.5m		
Fee	2yr Fixed	5yr Fixed
1%	8.19%	7.99%
2%	7.69%	7.79%

ERCs - 2 year fixed: 4%, 3% 5 year fixed: 4%, 3%, 3%, 3%, 3% | Reversion Rate* - BBR: + 4.75%

Semi-commercial

Products for properties with more than 50% residential value. This will be verified internally from the original/most recent physical valuation we hold.

£50k to £250k		
Fee	2yr Fixed	5yr Fixed
1%	7.69%	7.44%
2%	7.19%	7.24%

£250k to £2.5m		
Fee	2yr Fixed	5yr Fixed
1%	7.39%	7.14%
2%	6.89%	6.94%

£2.5m to £7.5m		
Fee	2yr Fixed	5yr Fixed
1%	7.24%	6.99%
2%	6.74%	6.79%

ERCs - 2 year fixed: 4%, 3% 5 year fixed: 4%, 3%, 3%, 3%, 3% | Reversion Rate* - BBR: + 4.00%

Buy to let

£50k to £2m		
Fee	2yr Fixed	5yr Fixed
2%	6.84%	6.74%

£2m to £7.5m		
Fee	2yr Fixed	5yr Fixed
2%	6.64%	6.54%

ERCs - 2 year fixed: 4%, 3% 5 year fixed: 4%, 3%, 3%, 3%, 3% Reversion Rate* - BBR: + 4.00%

Products revert to BBR trackers

- On expiry of the fixed rate (the starting rate*), the term loan will revert to a variable interest rate set at a margin above BBR.
- The variable rate of interest will move up and down in line with the BBR, however if the BBR falls below 0% the interest rate you're charged won't change, this is referred to as the minimum floor.
- Changes to the BBR, subject to the minimum floor, will take effect from the 1st of the month immediately following the announcement of the change in the BBR. Your new rate will be calculated by taking the margin applicable to the term loan plus the BBR.

Loans £7.5m+ will be priced on application.

Speak to your high-net-worth account manager to discuss

*Reversion rate is calculated using BBR + reversion rate margin (RRM) as shown above. BBR is subject to a floor of 0.0%. The interest year for InterBay is calculated over 360 days.

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More useful information and FAQ's

Overpayment process

For all overpayment requests, the borrower can make one lump sum payment without incurring any penalties within a rolling 12-month period. The percentage allowed will depend on the terms set out in their original loan.

If the borrower wants to make a payment, you'll need to attach a PDF copy of the borrower's full bank statement. This must include the borrowers full name, address and demonstrate they have enough funds in the account to make the overpayment. The borrower will also need to provide details of the source of where the funds have come from.

Once the overpayment has been approved, we'll send the borrower our account details to make a bank transfer. Please email brokertransfers@interbayuk.com and allow five workings for a response.

Term extension (only available with a product transfer)

Please ensure the borrower has a long enough term to accommodate the rate chosen. If this is not the case, you'll need to complete the term extension request form. A solicitor will need to be instructed to act for the bank if a term extension is required.

There are additional costs (which will be confirmed by the acting solicitor) involved in this process that you'll need to make the borrower aware of. For a term extension, we'll require the below fees to be paid:

- Bankruptcy search
- Winding up search
- Title insurance premium (where applicable)
- Term extension fee £40 (payable to us - once the term extension form is completed, servicing will send the bank details required to pay the fee).

The borrower can choose to instruct a solicitor to act on their behalf, or they can proceed unrepresented. If they appoint a solicitor to act on their behalf, the borrower will need to cover their own costs.

Turnaround times are approximately two - four weeks from application so please ensure you allow sufficient time for processing.

Please note, a term extension can only be considered as part of a product transfer request, we're unable to consider a term extension outside of this. All applicants must be 85 or under at the end of the new term.

Further advance

Please fully complete and wet sign the [further advance application form](#) and email it to interbaycompletions@osbgroup.co.uk

Affordability will be assessed by the underwriter following submission.

If accepted, the current loan will increase to include the additional borrowing. If the borrower is within their current fixed rate, the underwriter will blend their old rate and new business rates. This will be confirmed within the formal offer terms. A new valuation is required, and the borrower will need to appoint a solicitor and cover the legal costs.

Further advance and product transfer at the same time

The further advance application form will be required, along with the [mortgage preference form](#), and [broker authorisation form](#).

If the borrower applies for a further advance together with a product transfer, then the rates available for this are from our new business range, rather than the product transfer range (shown in this guide).

In this case fees will need to be paid for the further advance, as well as the product transfer, both of which can be added to the loan.

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Contact us

**New product transfer up to £7.5m
or questions relating to rates or how
to apply for a product transfer?**

Contact the retention team
01489 667 101 | retentionteam@interbayuk.com

Queries on product transfers in progress?

Contact the servicing team
0345 900 3300 | brokertransfers@interbayuk.com

Want to contact the high-net-worth team?

For loans above £7.5m you can contact:

Krissy Salmon
07548 239454 | krissy.salmon@osb.co.uk

Melanie Merchant
07548 239353 | melanie.merchant@osb.co.uk

For customer service and training purposes, calls with InterBay may be monitored and/or recorded.

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