2 Year Fixed Rate ISA

Summary box

Account Name — **2 Year Fixed Rate ISA**

What is the interest rate?

Interest Tier	Annual		Monthly	
	AER	Tax-free	AER	Tax-free
£1+	4.35%	4.35%	4.35%	4.27%

- Interest is fixed and paid yearly (starting 30 November 2026), or monthly.
- Interest can either be added to the account, paid into another account with the West Brom Building Society (subject to being permitted by the T&Cs of that account), or paid to another UK bank/building society account. Please note that any interest paid away will lose its tax-free status.
- Interest will be calculated up to and including the last day of the chosen payment frequency. If your interest is paid away you'll be able to access it from the day after it is paid.
- If you're having your interest paid to another UK bank/building society account, you must notify the Society as part of the application process (this will be either your nominated account or other specifically identified for the receipt of interest by you).
- Our aim is to deposit funds within two working days of receipt and interest is earned from the day of opening your new ISA (except for investments made by cheque where it is calculated from the second working day following the date of deposit). For funds transferred from an existing West Brom account, interest is earned from the date of transfer.

Can the West Brom change the interest rate? — No. The interest rate is fixed so will stay the same.

What would the estimated balance be after 12 months based on a £1,000 deposit?

Estimated value after 12 months	Interest earned
£1,043.50	£43.50

This example shows what your balance would be after 12 months:

- If you paid in £1,000 when you opened the account.
- If you didn't pay more money in or take any out.
- The interest rate stayed the same.

This example is provided to help you compare savings accounts and doesn't take into account your own circumstances.

How do I open and manage my account?	**Opening your account** You can open this account online or in branch if: • You were 18 or over at the time of opening. You can open more than one Cash ISA with the West Brom in the same tax year. You can also open Cash ISAs with other providers and pay into them all, as long as you don't go over the £20,000 limit. **Managing your account** • You'll need to manage your account in the same way that you opened it. For example, if you opened it in branch, you'll manage it by going into any of our branches. You can register to view your account on our savings portal at www.westbrom.co.uk/savingsportal. • If you opened your account online, you'll manage it on our savings portal. **How to put money into your account** • You can open your account with £1, up to your yearly Cash ISA limit of £20,000 for the tax year 6 April 2026 to 5 April 2027. • The most you can have in your account is £1,000,000, and this includes transfers from other ISAs. • You can make electronic payments from another bank or building society account. Our sort code is 40-64-36. You should use this with your 8 digit account number for all electronic payments, and if you want to transfer money from another ISA. • You can pay money in by cash or cheque in one of our branches. Please bring your Certificate of Investment with you. You'll have 14 days to pay into the account, starting from the day after your account has been opened, or whilst the product remains on sale - whichever period is longer. We won't contact you to tell you when the account is no longer on offer, but if you send any money after this time, we'll return it to you.
Can I withdraw money?	Yes. But we'll charge you 150 days loss of interest. This is called an early access charge. We'll take this from any interest you have earned. If you haven't earned enough interest to pay the charge, we'll take it from your account balance. Once we've taken the money from your ISA, it can't be paid back in.
Additional information	Don't worry if you change your mind after you've opened your account. If you tell us within 14 calendar days, we'll give your money back with interest straight away. We pay your interest tax-free. This means you won't pay any tax on the interest you earn. We'll write to you within 14 days before your ISA matures to tell you your options, including how you can re-invest or take out your savings. If we don't hear from you, we'll transfer your balance to either another fixed rate ISA of a similar or shorter term or, if such an ISA isn't available at the time, a variable rate ISA. Please read the Specific Terms and Conditions for this account and our General Terms and Conditions All rates quoted are correct as at 11/26.

Specific Terms and Conditions for your Fixed Rate ISA

These Fixed Rate ISA Specific Terms and Conditions must be read in conjunction with the Society's General Terms and Conditions. If there is a conflict between these Fixed Rate ISA Specific Terms and Conditions and the Society's General Terms and Conditions, these Fixed Rate ISA Specific Terms and Conditions will apply.

1. **Opening and using your account**
   - 1.1. You must be resident in the UK for tax purposes or a Crown employee working overseas.
   - 1.2. The minimum opening and operating balance is £1. The maximum opening and operating balance investment is the annual Cash ISA entitlement, plus any additional funds (including interest) transferred from previous years' ISAs up to a maximum investment of £1,000,000.
   - 1.3. Any transfers will be made in accordance with HMRC ISA Regulations relating to the transfer.
   - 1.4. The ISA is a fixed rate Cash ISA.
   - 1.5. The fixed rate Cash ISA is a limited issue ISA and may be withdrawn by the Society at any time if oversubscribed.
2. **Paying money into your account**
   - 2.1. You need to pay money into your account within 14 calendar days from the date it's opened or while the account is open to new investors, whichever period is longer. Any money received after this period will be rejected or returned to you.
   - 2.2. If you haven't paid any money in by the end of this period, then we'll automatically close your account.
   - 2.3. Any ISA transfers in will be made in accordance with HMRC ISA Regulations relating to the transfer. You are able to transfer the full amount of the current years ISA subscriptions and some or all of the previous years subscriptions from another ISA to this ISA. You cannot transfer a partial amount of the current years subscriptions from another ISA to this ISA.
3. **Withdrawing money from your account**
   - 3.1. Withdrawals are permitted at a charge equivalent to the number of days loss of interest (including transfers and early closure). The charge is deducted from interest when paid (or, where insufficient interest has been earned, the remainder will be deducted from the capital investment). The amount charged depends on the length of term of your Fixed Rate ISA as detailed below:

     2 Year Fixed Rate ISA 150 days loss of interest

   - 3.2. Example of how the interest adjustment is calculated:

     150 days interest adjustment
     £100 withdrawn would incur an interest adjustment under the following formula:

     $$\frac{\text{£100 x interest rate x 150 days}}{365^*} = \text{£ adjustment}$$

     *366 if 29 February falls within the current financial year.

   - 3.3. The account you have selected is a fixed term investment and withdrawals can only be made as stated in Condition 3.1.
   - 3.4. Any ISA transfers out will be made in accordance with HMRC ISA Regulations relating to the transfer. You are able to transfer the full amount of the current years ISA subscriptions and some or all of the previous years subscriptions from this ISA to another ISA. You cannot transfer a partial amount of the current years subscriptions from this ISA to another ISA. When we receive a valid transfer out instruction from your new ISA Manager we will process the request by sending the funds requested and accompanying information to the new ISA Manager within five business days of the date of receipt (the full transfer process may take up to 15 business days).
4. **Interest**

   4.1. Interest is fixed and paid yearly (starting on 30 November 2026), or monthly.

   4.2. Interest can either be added to the account, paid into another account with the West Brom Building Society (subject to being permitted by the T&Cs of that account), or paid to another UK bank/building society account. If you save or invest the interest paid out to you, the usual UK tax rules will apply to any further interest or investment growth you earn.

   4.3. Interest will be calculated up to and including the last day of the chosen payment frequency. If your interest is paid away you'll be able to access it from the day after it is paid.

4.4. If you're having your interest paid to another UK bank/building society account, you must notify the Society as part of the application process (this will be either your nominated account or other specifically identified for the receipt of interest by you).

4.5. Our aim is to deposit funds within two working days of receipt and interest is earned from the day of opening your new ISA (except for investments made by cheque where it is calculated from the second working day following the date of deposit). For funds transferred from an existing West Brom account, interest is earned from the date of transfer**.**

5. When your account matures

5.1. We will write to you within 14 calendar days before the maturity of your fixed rate Cash ISA with details of your Maturity Options. In the absence of any instructions from you before the Maturity Date, your funds will automatically be reinvested in either:

- a fixed rate Cash ISA of a similar or shorter term

or, if the Society doesn't have such a fixed rate Cash ISA available at the time,

- the Society's variable rate Cash ISA.

5.2. Our letter will make it clear which of these automatic reinvestment Maturity Options will apply to your funds. You will then have a 21 calendar day 'cooling off' period from the day after maturity of your Fixed Rate ISA.

If you change your mind, you can either transfer your funds to another Society account or withdraw your funds should you feel this West Brom account is no longer suitable for you.

Braille, audio and large print versions of this document are available upon request. Please contact us on 0345 241 3785.

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Calls and electronic communications may be monitored and/or recorded for your security and may be used for training purposes. Your confidentiality will be maintained.

West Bromwich Building Society is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.
Register No: 104877. 'the West Brom' and 'West Brom Building Society' are trading names of West Bromwich Building Society.

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West Brom
Building Society