

Leeds Options Bond

What if I change my mind?

From the date of account opening, you have 14 days to notify us (in writing) if you are not happy with your choice of account. Please write to Investment Services, Leeds Building Society, 105 Albion Street, Leeds LS1 5AS. Within that period we will, if instructed by you, refund your investment with interest from account opening, or subject to eligibility, transfer the investment to another account of your choice without any charge for early withdrawal. In relation to the Portfolio from Aviva element of your joint product, you can change your mind within the 30 day cancellation period. If you decide you don't want the bond Aviva will give you your money back less any fall in the value of your investment and the Leeds Building Society element of your product will end.

What if I have a complaint?

We aim to provide a high quality service to customers at all times. Unfortunately mistakes do occur, but when this happens we shall do our best to resolve problems or misunderstandings which arise. Should you need to refer a matter of complaint to us, details of the procedure are available from your local branch or our Customer Helpline. Ultimately, your complaint may be referred to the Financial Ombudsman Service of South Quay Plaza, 183 Marsh Wall, London E14 9SR or to the Financial Services Authority of 25 The Colonnade, Canary Wharf, London E14 5HS.

If you have a complaint relating to the Portfolio from Aviva please write to them at: **Aviva, PO Box 4, Surrey Street, Norwich NR1 3NG**. This won't affect your legal rights.

To ensure this investment opportunity is suitable for your needs, you will need to speak to one of our specialist financial advisors. Any member of staff can arrange this for you. Any financial advice given will relate only to the products of Aviva and Leeds Building Society.

For details on the Leeds Options Bond or any other products & services call
0113 225 7777

We're here to take your calls from 8am - 8pm, seven days a week
We may monitor and/or record your telephone conversations with the Society to ensure consistent service levels (including staff training).

Alternatively, pop into your local branch, where our friendly staff will be pleased to help you
Or visit www.leedsbuildingsociety.co.uk

§Gross means the rate payable before the deduction of income tax. The tax treatment depends on the individual circumstances of each customer and may be subject to change in the future. 'AER' stands for Annual Equivalent Rate and illustrates what the interest rate would be if interest was paid and added each year.

Leeds Building Society is a member of the Building Societies' Association. The Society is a participant in the Financial Services Compensation Scheme established under the Financial Services and Markets Act 2000. Payments under the Scheme are limited to a maximum of £50,000 or €50,000 (whichever figure is higher on the day of default) of an investor's total shares and/or deposits in a society. Most investors are covered, including individuals and small firms. A small number of categories of shares and deposits are not covered, for example deferred shares - permanent interest bearing shares. Although most shares and deposits are denominated in sterling, all other currencies are covered. Further details are available on request from the Society.

In relation to Aviva the Financial Services Compensation Scheme covers your plan. It will cover you if Aviva becomes insolvent and is unable to meet its obligations under this plan. For this type of plan, the scheme will cover you for 90% of the total amount of your claim. For further information, see www.fscs.org.uk or telephone 020 7892 7300.

The Society is covered by the Financial Ombudsman Service. The Society's main business is the provision of savings products, mortgages and general insurance. The Society offers some savings products that may be operated through branches and by post and certain products which can be operated by post only.

Leeds Building Society is authorised and regulated by the Financial Services Authority and our registration number is 164992. You can check this on the FSA Register by visiting the FSA website at www.fsa.gov.uk or by contacting the FSA on 0845 606 1234. Other taxes or costs may exist that are not paid by Leeds Building Society.

We may monitor and/or record your telephone conversation with the Society to ensure consistent service levels (including staff training).

Leeds Financial Services Limited represents only Aviva Life Services UK Limited, which is authorised and regulated by the Financial Services Authority. Any financial advice given for life assurance, pensions and investments will relate only to the products of Leeds Building Society and Aviva. Leeds Financial Services Limited is a subsidiary of Leeds Building Society.

Large text, Braille and audio tape versions of our brochures are available on request.

Rates correct at 1 August 2010.

www.leedsbuildingsociety.co.uk
105 Albion Street, Leeds LS1 5AS
Tel: 0113 225 7777

LM852 (08/2010)

Leeds Options Bond

5% Gross[§] p.a./AER[†] (fixed until 30/09/2011)

Rate assumes a minimum investment of £50,000

Leeds Options Bond is only available in conjunction with a Portfolio investment bond from Aviva for long term growth potential combined with a one year Leeds Building Society savings account with tiered fixed rates depending on how much you invest.

Leeds Options Bond (Issue 30)

Up to 40% of your total investment may be invested in the Leeds Options Bond. Invest between £100 and £250,000 (£500,000 for joint accounts).

- 2.75% Gross p.a./AER for investments of £100+
- 3.50% Gross p.a./AER for investments of £25,000+
- 5.00% Gross p.a./AER for investments of £50,000+

Annual Interest is paid on maturity (30 September 2011). Monthly interest option available. You can make one withdrawal without notice or loss of interest prior to maturity providing the minimum operating balance is maintained. After the initial investment further deposits cannot be made.

Only available when you take a

Portfolio investment bond from Aviva

At least 60% of your total investment must be invested in a Portfolio investment bond from Aviva. The Portfolio investment bond is a lump sum investment bond with no fixed term. It offers a range of funds which are typically invested in equities, property and fixed interest securities. The value of your investment can go down, as well as up and you are not guaranteed to get back what you put in. The minimum investment in a Portfolio investment bond from Aviva is £5,000. This is designed to be a long term investment, if you take money out in the first five years, early exit charges will apply.

Limited Issue

AVIVA

Leeds
Financial Services

Getting the right return on your investment

If you're an investor who wants to benefit from the growth potential of the stock market, but you don't want to risk all your savings, you may face the problem of not always getting the return that you would like from your hard earned cash.

That's why our hardworking **Leeds Options Bond** and **Portfolio investment bond from Aviva** may just be right for you combining stock market growth potential plus a fixed rate of interest. Here's how it works:

A minimum of 60% of your overall investment is used to invest in a **Portfolio from Aviva** and the remaining money, up to a maximum of 40%, is invested in the one year **Leeds Options Bond (Issue 30)**.

For example, on an investment of £10,000, if £6,000 is placed in a **Portfolio from Aviva** then £4,000 is invested in the one year **Leeds Options Bond (Issue 30)**. However, please remember that you can invest more than 60% in a Portfolio from Aviva if you wish.

Portfolio from Aviva – at least 60% of your investment

- **Portfolio from Aviva** is a lump sum investment bond with no fixed term. It offers you a choice of investment funds typically investing in equities, property and/or fixed interest securities, which give a range of risks to suit your needs.
- **Portfolio from Aviva** is designed to be a long term investment. You can invest for as long as you like however there are exit penalties in the first five years. Unlike the deposit part, the value of your investment in a **Portfolio from Aviva** can go down as well as up and you are not guaranteed to get back what you put in.
- The minimum investment into a **Portfolio from Aviva** is £5,000. No additional investments are permitted once a **Portfolio** has been opened.
- There is a management charge, which is level throughout the lifetime of your bond. If you take out money from your bond in the first five years, early exit charges will apply; for any full or partial withdrawals during the first 5 years there will be an early exit charge, the amount depends on when money is taken out. However, for regular withdrawals of 7.5% per annum or less of the original investment, early exit charges will not apply. Request for regular withdrawals needs to be mentioned when setting up the plan.

Leeds Options Bond – up to 40% of your investment

- Leeds Building Society's **Leeds Options Bond (Issue 30)** offers a competitive rate of interest which is fixed at up to 5% Gross[§] p.a./AER[†] for investments of £50,000 or more, 3.50% Gross p.a./AER for investments of between £25,000 and £49,000 and 2.75% Gross p.a./AER for investments between £100 and £24,999 until maturity (30 September 2011). A monthly interest option is available. We are able to pay you such a high rate of interest by sharing with you some of the commission we get from selling the **Portfolio from Aviva**.
- On maturity the funds in your **Leeds Options Bond (Issue 30)** will become subject to the Society's variable rate Premium Access Account Terms and Conditions. These are given in the Leeds Options Bond application form.
- The minimum investment and operating balance is £100 and the maximum investment is £250,000, (£500,000 for joint accounts) (subject to your initial investment in the Leeds Options Bond not exceeding 40% of your overall investment). After the initial investment, no further deposits can be made.
- You can make one withdrawal without notice or loss of interest, prior to maturity. If a second withdrawal is required, or the account balance falls below £100, the account will be closed.
- The **Leeds Options Bond (Issue 30)** is only open to UK residents.

Summary Box - Key Product Information for our Saving Account(s)

Account name	Leeds Options Bond (Issue 30)	Aviva's Portfolio
Interest rate(s) (AERs)	Interest rates for Leeds Options Bond are given below.	There is no interest paid on this account. The amount of return of capital will depend on the funds selected to invest in. The value of your investment in Portfolio from Aviva can go down as well as up and is not guaranteed. Please ask in branch for full details of your Portfolio.
Tax Status	The gross rate(s) of interest shown for Leeds Options Bond will be payable net of the appropriate rate of income tax (which may be reclaimed by non-taxpayers) or, subject to the required certificate, gross.	Please ask in branch for full details.
Conditions for bonus payment	There is no bonus available on this account.	There is no bonus available on this account. Please ask in branch for full details.
Withdrawal arrangements	Access is limited to one withdrawal without notice or loss of interest prior to maturity (30 September 2011) providing the minimum operating balance is maintained. If a second withdrawal is required or the operating balance falls below £100, the account will be closed.	An exit charge will be applied to full or partial withdrawals in the first five years. However, for regular withdrawals of 7.5% per annum or less of the original investment early exit charges will not apply. Request for regular withdrawals needs to be mentioned when setting up the plan.
Access	Account can be opened through any of our branches.	Account can be opened through any of our branches.

For further Product Information about **Portfolio investment bond from Aviva** please refer to the **Portfolio information pack** supplied to you by your **Financial Planning Manager**. For full terms and conditions of the **Leeds Options Bond** and **Premium Access Account**, please see the application form.

Other Leeds Options Bond Features

Minimum and maximum investment and operating balance

The minimum investment and operating balance is £100 and the maximum investment is £250,000 (£500,000 for joint accounts). A minimum of 60% of your overall investment is used to invest in a **Portfolio from Aviva** and the remaining money, up to a maximum of 40% is invested in the **Leeds Options Bond**.

When is interest paid?

Interest is paid on maturity (30 September 2011), or monthly on the last working day of the month.

Interest rates

Annual	£100 - £24,999	–	2.75% Gross [§] p.a./AER [†]
	£25,000 - £49,999	–	3.50% Gross [§] p.a./AER [†]
	£50,000+	–	5.00% Gross [§] p.a./AER [†]
Monthly	£100 - £24,999	–	2.50% Gross [§] /2.53% AER [†]
	£25,000 - £49,999	–	3.25% Gross [§] /3.30% AER [†]
	£50,000+	–	4.75% Gross [§] /4.85% AER [†]

What about income tax?

For the **Leeds Options Bond** the gross rate(s) of interest shown will be payable net of the appropriate rate of income tax (which may be reclaimed by non-taxpayers) or, subject to the required certification, gross. The tax treatment depends on the individual circumstances of each customer and may be subject to change in the future. For the **Portfolio from Aviva**, tax is paid within the funds in which you invest and this cannot be reclaimed by non-taxpayers. Whilst this covers the tax liability of most basic rate taxpayers, further income tax may be payable when you withdraw money, but this will depend on your own personal tax situation at that time. Tax rules are subject to change.