

Consumer buy to let – first charge remortgages

Plan name	Prime				Light						Medium				Heavy	
	RTSP:02	RTSP:21	RTSP:41	RTSP:42	RTSL:02	RTSL:03	RTSL:04	RTSL:21	RTSL:41	RTSL:42	RTSM:03	RTSM:21	RTSM:41	RTSM:42	RTSH:11	
Maximum demerits	0				1	2	3				5				6	
Maximum secured arrears (highest in last number of months)	0 in 12				0 in 3 (1 in last 12)	1 in 3 (2 in last 12)	1 in 3 (3 in last 12)				2 in 3 (4 in last 12)				4 in 12	
Maximum CCJs / defaults (in last number of months)	0 in 12				0 in 3 (1 in last 12)	2 in 12	3 in 12				4 in 12				6 in 12	
Maximum LTV for property types	A	70%	65%	60%	55%	70%	65%	65%	60%	55%	50%	65%	55%	50%	50%	55%
	B	65%	60%	55%	50%	65%	60%	60%	55%	50%	50%	60%	50%	50%	50%	50%
	C	60%	55%	50%	50%	60%	55%	55%	50%	50%	50%	55%	50%	50%	50%	50%
Minimum valuation	£150,000	£100,000	£40,000	<£40,000	£150,000	£150,000	£150,000	£100,000	£50,000	<£50,000	£150,000	£100,000	£60,000	<£60,000	£125,000	
Maximum loan amounts	£500,000				£500,000						£200,000 (£200,001 - £500,000 by referral)					
≤60% LTV (unless specified)	Variable rate	7.49% (≤65% LTV)				9.10%	11.60%	11.77%				13.50%				14.50%
>60% LTV (unless specified)		8.24% (>65% LTV)				9.60%										
Rental cover	120% (if using rental income verified by an Estate or Letting Agent's rental projection, 90% must cover 120% of the total secured lending repayments)															
Acceptance fee	3.5% of the net loan (loan amounts ≤£50,000; min £450); 2.5% of the net loan (loan amounts >£50,000; capped at £10,000)															
Commission	2.25% (loan amounts ≤£100,000); 2.00% (loan amounts £100,001 to £200,000); 1.75% (loan amounts >£200,000; capped at £8,750)															

The loan	Applicants	Credit profile & demerits	Properties																
<ul style="list-style-type: none"> Remortgages available from £5,000 to £500,000 Interest Only available on loans over £25,000 Term: 4 to 30 years variable rate No affordability assessment where rental income is 120% of total repayments No early repayment charges 	<ul style="list-style-type: none"> No maximum age where rental income covers 120% of total secured lending repayments Employed, self-employed, contract workers, zero hour contracts, retired, benefits and DWP accepted Lending in retirement – accepted Lending into retirement – by referral 	<p>Product selection is based on demerits defined as a CCJ, default or arrears within the last 12 months (adverse older than 12 months is ignored for plan selection)</p> <p>Individual CCJs and defaults:</p> <ul style="list-style-type: none"> Ignore – all ≤£300 or satisfied ≤£3,000 1 demerit – unsatisfied £300 - £10,000; satisfied >£3,000 Refer – unsatisfied >£10,000 <p>Secured arrears:</p> <ul style="list-style-type: none"> Demerit points are defined as the highest number of arrears in the last 12 months on all first and second charge mortgages for the applicant(s) <p>Bankruptcies or IVAs discharged / satisfied for more than 1 year are accepted by underwriter approval up to a maximum of 65% LTV</p> <p>Debt Management Plans are considered by referral on medium/heavy plans with minimum 2 years satisfactory conduct. See the Residential Underwriting Guide for full details</p> <p>Debt Arrangement Schemes not accepted</p> <p>Payday & Home Lender loans may be accepted, see the Personal Lending Underwriting Guide for full details.</p>	<p>A type - standard construction houses and bungalows, including ex-council</p> <p>B type - flats and maisonettes (maximum of 6 floors), ex-council flats and maisonettes (maximum of 4 floors) and purpose built apartments (not ex-council)</p> <p>C type - all other property types, including ex-council flats and maisonettes (over 4 floors), non-standard construction, defective, high-rise (over 6 floors) or poor remarks on valuation</p> <p>Maximum LTV may be reduced if there is more than a 10% difference between market value and the 90 day projected market valuation, a 'cash' valuation has been supplied or 'poor' is detailed on the valuation. Please refer.</p>																
Qualifying contracts																			
<p>A mortgage is a consumer buy to let (CBTL) on the basis of the following statements. The statements are in priority order, so if someone owns a BTL property already (4) and inherits a further property (7) the application will not be a CBTL.</p> <ol style="list-style-type: none"> If the borrower or a 'related person' does not occupy any part of the property The borrower is an Individual, Partnership of 3 or less persons, or an unincorporated body The loan purpose is not to purchase the security The borrower does not own any other properties which are rented out The transaction is a 'Let to Buy' transaction The borrower or a 'related person' has lived in the property since it was last purchased The property was inherited <p>Please see the Personal Lending Underwriting Guide for full details.</p>																			
Bypass schemes																			
<p>Drive by valuation bypass:</p> <table border="1"> <thead> <tr> <th>Maximum Loan</th> <th>£25k*</th> <th>£50k</th> <th>£100k</th> </tr> </thead> <tbody> <tr> <td>Maximum LTV</td> <td>70%</td> <td>65%</td> <td>50%</td> </tr> <tr> <td>Property Types</td> <td colspan="3">A B</td> </tr> <tr> <td>Valuation</td> <td colspan="3">£0 - £750k</td> </tr> </tbody> </table> <p>* Prime plans only 100% residential properties only. Valuation bypass schemes are not available for new build properties.</p>	Maximum Loan	£25k*	£50k	£100k	Maximum LTV	70%	65%	50%	Property Types	A B			Valuation	£0 - £750k					
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Consumer buy to let – second charge mortgages

Plan name	Prime				Light						Medium				Heavy	
	RTSP:02	RTSP:21	RTSP:41	RTSP:42	RTSL:02	RTSL:03	RTSL:04	RTSL:21	RTSL:41	RTSL:42	RTSM:03	RTSM:21	RTSM:41	RTSM:42	RTSH:11	
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Maximum CCJs / defaults (in last number of months)	0 in 12				0 in 3 (1 in last 12)	2 in 12	3 in 12				4 in 12				6 in 12	
Maximum LTV for property types	A	75%	70%	60%	55%	70%	65%	65%	60%	55%	50%	65%	55%	50%	50%	55%
	B	70%	65%	55%	50%	65%	60%	60%	55%	50%	50%	60%	50%	50%	50%	50%
	C	65%	60%	50%	50%	60%	55%	55%	50%	50%	50%	55%	50%	50%	50%	50%
Minimum valuation	£150,000	£100,000	£40,000	<£40,000	£150,000	£150,000	£150,000	£100,000	£50,000	<£50,000	£150,000	£100,000	£60,000	<£60,000	£125,000	
Maximum loan amounts	£100,000	£250,000			£100,000	£250,000				£75,000						
≤60% LTV (unless specified)	Variable rate	7.65% (≤65% LTV)				10.25%	11.60%	11.77%				13.50%				14.50%
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The loan
<ul style="list-style-type: none"> Second charge mortgages available up to £250,000 Interest Only available on loans over £25,000 Term: 4 to 30 years variable rate No affordability assessment where rental income is 120% of total repayments No early repayment charges

Applicants
<ul style="list-style-type: none"> No maximum age where rental income covers 120% of total secured lending repayments Employed, self-employed, contract workers, zero hour contracts, retired, benefits and DWP accepted Lending in retirement – accepted Lending into retirement – by referral

Credit profile & demerits
<p>Product selection is based on demerits defined as a CCJ, default or arrears within the last 12 months (adverse older than 12 months is ignored for plan selection)</p> <p>Individual CCJs and defaults:</p> <ul style="list-style-type: none"> Ignore – all ≤£300 or satisfied ≤£3,000 1 demerit – unsatisfied £300 - £10,000; satisfied >£3,000 Refer – unsatisfied >£10,000 <p>Secured arrears:</p> <ul style="list-style-type: none"> Demerit points are defined as the highest number of arrears in the last 12 months on all first and second charge mortgages for the applicant(s) <p>Bankruptcies or IVAs discharged / satisfied for more than 1 year are accepted by underwriter approval up to a maximum of 65% LTV</p> <p>Debt Management Plans are considered by referral on medium/heavy plans with minimum 2 years satisfactory conduct. See the Residential Underwriting Guide for full details</p> <p>Debt Arrangement Schemes not accepted</p> <p>Payday & Home Lender loans may be accepted, see the Personal Lending Underwriting Guide for full details.</p>

Properties
<p>A type - standard construction houses and bungalows, including ex-council</p> <p>B type - flats and maisonettes (maximum of 6 floors), ex-council flats and maisonettes (maximum of 4 floors) and purpose built apartments (not ex-council)</p> <p>C type - all other property types, including ex-council flats and maisonettes (over 4 floors), non-standard construction, defective, high-rise (over 6 floors) or poor remarks on valuation</p> <p>Maximum LTV may be reduced if there is more than a 10% difference between market value and the 90 day projected market valuation, a 'cash' valuation has been supplied or 'poor' is detailed on the valuation. Please refer.</p>

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Bypass schemes			
Drive by valuation bypass:			
Maximum Loan	£25k*	£50k	£100k
Maximum LTV	70%	65%	50%
Property Types	A B		
Valuation	£0 - £750k		
* Prime plans only 100% residential properties only. Valuation bypass schemes are not available for new build properties.			

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