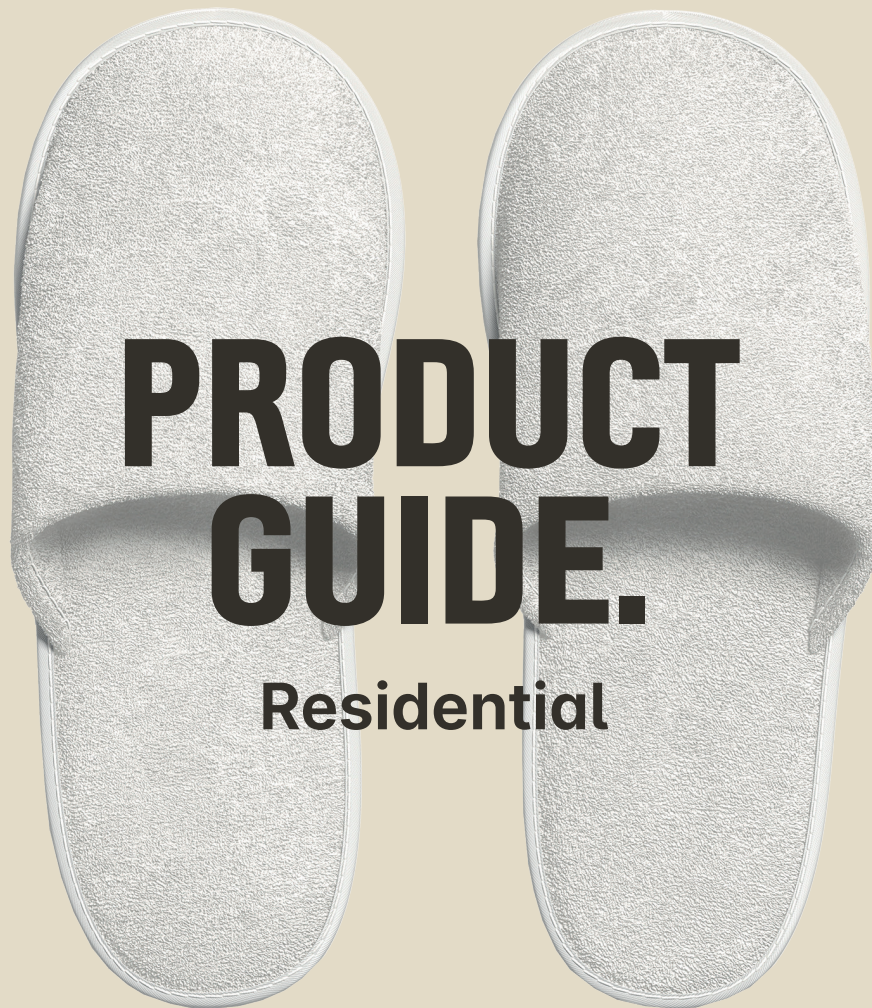


Intermediaries only.  
Correct as of: 28 March 2024



# PRODUCT GUIDE.

Residential

<b>Complete</b> <small>Your specialist package distributor</small>	 023 8045 6999  <a href="mailto:enquiries@complete-fs.co.uk">enquiries@complete-fs.co.uk</a>  <a href="http://www.complete-fs.co.uk">www.complete-fs.co.uk</a>
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# PRECISE.

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# TIER 0 PRODUCTS.

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product code	
							Core	DMP
70%	2-year fixed	5.49%	£995		4%, 3%	BBR + 3.50%	CAX91	DMT24
		5.94%	No fee	Refund of valuation (max £630), £300 cashback			CAX99	DMT32
	5-year fixed	5.19%	£995		4%, 4%, 3%, 3%, 2%	BBR + 3.50%	CAX92	DMT25
		5.39%	No fee	Refund of valuation (max £630), £300 cashback			CAY01	DMT33
75%	2-year fixed	5.59%	£995		4%, 3%	BBR + 3.50%	CAX93	DMT26
		6.04%	No fee	Refund of valuation (max £630), £300 cashback			CAY02	DMT34
	5-year fixed	5.29%	£995		4%, 4%, 3%, 3%, 2%	BBR + 3.50%	CAX94	DMT27
		5.49%	No fee	Refund of valuation (max £630), £300 cashback			CAY03	DMT35
80%	2-year fixed	5.89%	£995		4%, 3%	BBR + 4.00%	CAX95	DMT28
		6.34%	No fee	Refund of valuation (max £630), £300 cashback			CAY04	DMT36
	5-year fixed	5.59%	£995		4%, 4%, 3%, 3%, 2%	BBR + 4.00%	CAX96	DMT29
		5.79%	No fee	Refund of valuation (max £630), £300 cashback			CAY05	DMT37
85%	2-year fixed	6.19%	£995		4%, 3%	BBR + 4.00%	CAX97	DMT30
		6.64%	No fee	Refund of valuation (max £630), £300 cashback			CAY06	DMT38
	5-year fixed	5.79%	£995		4%, 4%, 3%, 3%, 2%	BBR + 4.00%	CAX98	DMT31
		5.99%	No fee	Refund of valuation (max £630), £300 cashback			CAY07	DMT39

# PRECISE.

# TIER 1 PRODUCTS.

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product code	
							Core	DMP
70%	2-year fixed	5.89%	£995		4%, 3%	BBR + 3.50%	CAW96	DMS29
		6.34%	No fee	Refund of valuation (max £630), £300 cashback			CAX45	DMS77
	5-year fixed	5.54%	£995		4%, 4%, 3%, 3%, 2%	BBR + 3.50%	CAW97	DMS30
		5.74%	No fee	Refund of valuation (max £630), £300 cashback			CAX46	DMS78
75%	2-year fixed	5.99%	£995		4%, 3%	BBR + 3.50%	CAW98	DMS31
		6.44%	No fee	Refund of valuation (max £630), £300 cashback			CAX47	DMS79
	5-year fixed	5.64%	£995		4%, 4%, 3%, 3%, 2%	BBR + 3.50%	CAW99	DMS32
		5.84%	No fee	Refund of valuation (max £630), £300 cashback			CAX48	DMS80
80%	2-year fixed	6.29%	£995		4%, 3%	BBR + 4.00%	CAX01	DMS33
		6.74%	No fee	Refund of valuation (max £630), £300 cashback			CAX49	DMS81
	5-year fixed	5.94%	£995		4%, 4%, 3%, 3%, 2%	BBR + 4.00%	CAX02	DMS34
		6.14%	No fee	Refund of valuation (max £630), £300 cashback			CAX50	DMS82
85%	2-year fixed	6.69%	£995		4%, 3%	BBR + 4.00%	CAX03	DMS35
		7.14%	No fee	Refund of valuation (max £630), £300 cashback			CAX51	DMS83
	5-year fixed	6.24%	£995		4%, 4%, 3%, 3%, 2%	BBR + 4.00%	CAX04	DMS36
		6.44%	No fee	Refund of valuation (max £630), £300 cashback			CAX52	DMS84

# PRECISE.

# TIER 2 PRODUCTS.

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product code	
							Core	DMP
70%	2-year fixed	6.09%	£995		4%, 3%	BBR + 3.50%	CAX07	DMS39
		6.54%	No fee	Refund of valuation (max £630), £300 cashback			CAX55	DMS87
	5-year fixed	5.84%	£995		4%, 4%, 3%, 3%, 2%	BBR + 3.50%	CAY08	DMT40
		6.04%	No fee	Refund of valuation (max £630), £300 cashback			CAY34	DMT66
75%	2-year fixed	6.19%	£995		4%, 3%	BBR + 3.50%	CAX09	DMS41
		6.64%	No fee	Refund of valuation (max £630), £300 cashback			CAX57	DMS89
	5-year fixed	5.94%	£995		4%, 4%, 3%, 3%, 2%	BBR + 3.50%	CAY09	DMT41
		6.14%	No fee	Refund of valuation (max £630), £300 cashback			CAY35	DMT67
80%	2-year fixed	6.49%	£995		4%, 3%	BBR + 4.00%	CAX11	DMS43
		6.94%	No fee	Refund of valuation (max £630), £300 cashback			CAX59	DMS91
	5-year fixed	6.24%	£995		4%, 4%, 3%, 3%, 2%	BBR + 4.00%	CAY10	DMT42
		6.44%	No fee	Refund of valuation (max £630), £300 cashback			CAY36	DMT68
85%	2-year fixed	6.89%	£995		4%, 3%	BBR + 4.00%	CAX13	DMS45
		7.34%	No fee	Refund of valuation (max £630), £300 cashback			CAX61	DMS93
	5-year fixed	6.54%	£995		4%, 4%, 3%, 3%, 2%	BBR + 4.00%	CAY11	DMT43
		6.74%	No fee	Refund of valuation (max £630), £300 cashback			CAY37	DMT69

# PRECISE.

# TIER 3 PRODUCTS.

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product code	
							Core	DMP
70%	2-year fixed	6.29%	£995		4%, 3%	BBR + 4.00%	CAY12	DMT44
		6.74%	No fee	Refund of valuation (max £630), £300 cashback			CAY38	DMT70
	5-year fixed	6.04%	£995		4%, 4%, 3%, 3%, 2%	BBR + 4.00%	CAY13	DMT45
		6.24%	No fee	Refund of valuation (max £630), £300 cashback			CAY39	DMT71
75%	2-year fixed	6.39%	£995		4%, 3%	BBR + 4.00%	CAY14	DMT46
		6.84%	No fee	Refund of valuation (max £630), £300 cashback			CAY40	DMT72
	5-year fixed	6.14%	£995		4%, 4%, 3%, 3%, 2%	BBR + 4.00%	CAY15	DMT47
		6.34%	No fee	Refund of valuation (max £630), £300 cashback			CAY41	DMT73
80%	2-year fixed	6.69%	£995		4%, 3%	BBR + 4.50%	CAY16	DMT48
		7.14%	No fee	Refund of valuation (max £630), £300 cashback			CAY42	DMT74
	5-year fixed	6.44%	£995		4%, 4%, 3%, 3%, 2%	BBR + 4.50%	CAY17	DMT49
		6.64%	No fee	Refund of valuation (max £630), £300 cashback			CAY43	DMT75
85%	2-year fixed	7.09%	£995		4%, 3%	BBR + 4.50%	CAY18	DMT50
		7.54%	No fee	Refund of valuation (max £630), £300 cashback			CAY44	DMT76
	5-year fixed	6.74%	£995		4%, 4%, 3%, 3%, 2%	BBR + 4.50%	CAY19	DMT51
		6.94%	No fee	Refund of valuation (max £630), £300 cashback			CAY45	DMT77

# PRECISE.

# TIER 4 PRODUCTS.

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product code	
							Core	DMP
70%	2-year fixed	6.49%	£995		4%, 3%	BBR + 4.00%	CAY20	DMT52
		6.94%	No fee	Refund of valuation (max £630), £300 cashback			CAY46	DMT78
	5-year fixed	6.24%	£995		4%, 4%, 3%, 3%, 2%	BBR + 4.00%	CAY21	DMT53
		6.44%	No fee	Refund of valuation (max £630), £300 cashback			CAY47	DMT79
75%	2-year fixed	6.59%	£995		4%, 3%	BBR + 4.00%	CAY22	DMT54
		7.04%	No fee	Refund of valuation (max £630), £300 cashback			CAY48	DMT80
	5-year fixed	6.34%	£995		4%, 4%, 3%, 3%, 2%	BBR + 4.00%	CAY23	DMT55
		6.54%	No fee	Refund of valuation (max £630), £300 cashback			CAY49	DMT81
80%	2-year fixed	6.89%	£995		4%, 3%	BBR + 4.50%	CAY24	DMT56
		7.34%	No fee	Refund of valuation (max £630), £300 cashback			CAY50	DMT82
	5-year fixed	6.64%	£995		4%, 4%, 3%, 3%, 2%	BBR + 4.50%	CAY25	DMT57
		6.84%	No fee	Refund of valuation (max £630), £300 cashback			CAY51	DMT83
85%	2-year fixed	7.29%	£995		4%, 3%	BBR + 4.50%	CAY26	DMT58
		7.74%	No fee	Refund of valuation (max £630), £300 cashback			CAY52	DMT84
	5-year fixed	6.84%	£995		4%, 4%, 3%, 3%, 2%	BBR + 4.50%	CAY27	DMT59
		7.04%	No fee	Refund of valuation (max £630), £300 cashback			CAY53	DMT85

# PRECISE.

# TIER 5 PRODUCTS.

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product code	
							Core	DMP
70%	2-year fixed	6.59%	£995		4%, 3%	BBR + 4.00%	CAY28	DMT60
		7.04%	No fee	Refund of valuation (max £630), £300 cashback			CAY54	DMT86
	5-year fixed	6.44%	£995		4%, 4%, 3%, 3%, 2%	BBR + 4.00%	CAY29	DMT61
		6.64%	No fee	Refund of valuation (max £630), £300 cashback			CAY55	DMT87
75%	2-year fixed	6.79%	£995		4%, 3%	BBR + 4.00%	CAY30	DMT62
		7.24%	No fee	Refund of valuation (max £630), £300 cashback			CAY56	DMT88
	5-year fixed	6.54%	£995		4%, 4%, 3%, 3%, 2%	BBR + 4.00%	CAY31	DMT63
		6.74%	No fee	Refund of valuation (max £630), £300 cashback			CAY57	DMT89
80%	2-year fixed	7.09%	£995		4%, 3%	BBR + 4.50%	CAY32	DMT64
		7.54%	No fee	Refund of valuation (max £630), £300 cashback			CAY58	DMT90
	5-year fixed	6.84%	£995		4%, 4%, 3%, 3%, 2%	BBR + 4.50%	CAY33	DMT65
		7.04%	No fee	Refund of valuation (max £630), £300 cashback			CAY59	DMT91



# KEY CRITERIA.

## ACCEPTABLE ADVERSE.

Defaults, CCJs or secured arrears recorded 3 months before application are not accepted.

### Tier 0 products

**Defaults:** 0 in 24 months

**CCJ:** 0 in 72 months

**Mortgage and secured loan arrears:** 0 in 12 months, 1 in 36 months (worst status)

**Unsecured arrears:** 1 in 12, 2 in 36 months

### Tier 1 and tier 2 products

**Defaults:** 0 in 24 months

**CCJ:** 0 in 24 months

**Mortgage and secured loan arrears:** 0 in 12 months, 1 in 36 months (worst status)

**Unsecured arrears:** Not counted but may affect credit score

### Tier 3 and tier 4 products

**Defaults:** 2 in 24 months (max £1,500 in 12 months, unlimited thereafter)

**CCJ:** 1 in 24 months (max £1,000 in 12 months or £2,500 in 24 months)

**Mortgage and secured loan arrears:** 1 in 12 months, 3 in 36 months (worst status)

**Unsecured arrears:** Not counted but may affect credit score

### Tier 5 products

**Defaults:** 5 in 24 months

**CCJ:** 3 in 24 months

**Mortgage and secured loan arrears:** 1 in 12 months, 3 in 36 months (worst status)

**Unsecured arrears:** Not counted but may affect credit score

## DMPs

Accepted on core products if satisfied more than 36 months ago. Accepted on DMP products if active or satisfied less than 36 months ago. DMPs must have been active for a minimum of 12 months. No minimum period of activity for satisfied DMPS. Debt Arrangement Schemes (DAS) accepted and treated in the same way as a DMP.

## LOAN AMOUNTS AND LTV LIMITS.

**Min loan size:** £25,001

**Max loan sizes:**

£1,000,000 up to **70% LTV**

£750,000 up to **80% LTV**

£500,000 up to **85% LTV**

## APPLICANT.

**Min age:** 21 years

**Max age:** 70, or 75 where proof of retirement is supplied

**Max number of applicants:** 2

**Min income:** £15,000 (primary applicant)

## BANK OF ENGLAND BASE RATE (BBR) REVERSION RATE.

BBR reversion rates are variable rates linked to the Bank of England base rate.

BBR reversion rates have a floor. This means that if BBR were to fall to 0.00% or less the rate payable will be 0.00% plus the agreed set percentage above BBR. This means that the rate payable will never go below 0.00% plus the additional percentage rate.

## REPAYMENT METHODS.

### Capital and interest

**Interest only:** Max 65% LTV

**Part and part:** Max 75% LTV, interest only element cannot exceed 50% LTV

Affordability calculated on the selected repayment method. If an interest only element applies, a suitable repayment vehicle must be in place.

### Suitable repayment vehicles:

- Sale of the mortgaged property
- Sale of an additional property
- Savings or investments
- Pension

The value of the repayment vehicle at application must cover the interest only loan amount (inclusive of fees) at mortgage term end.

## TERM.

**Min:** 5 years

**Max:** 35 years

# RIGHT TO BUY.

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product code
75%	2-year fixed	7.59%	No fee	Up to 90% of discounted purchase price (plus lender fees)	4%, 3%	BBR + 3.50%	RTB73
	5-year fixed	6.99%			4%, 4%, 3%, 3%, 2%		RTB75
	2-year fixed	7.69%		Up to 100% of discounted purchase price (plus lender fees)	4%, 3%	BBR + 3.50%	RTB74
	5-year fixed	7.09%			4%, 4%, 3%, 3%, 2%		RTB76

# HELP TO BUY PURCHASE.

## WALES ONLY.

All products shown below are available for new build properties on the Help to Buy Wales equity loan scheme. Maximum loan and LTV are determined by the amount of the equity loan.

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product code
75%	2-year fixed	7.69%	No fee	Refund of valuation (max £630)	4%, 3%	BBR + 3.50%	HBB63
	5-year fixed	6.99%			4%, 4%, 3%, 3%, 2%	BBR + 3.50%	HBB64

# HELP TO BUY REMORTGAGE.

## ENGLAND, WALES AND SCOTLAND.

All products shown below are available for properties originally purchased on any Help to Buy equity loan scheme. Maximum loan and LTV are determined by the amount of the equity loan.

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product code
75%	2-year fixed	7.69%	No fee	Refund of valuation (max £630)	4%, 3%	BBR + 3.50%	HBB65
	5-year fixed	6.99%			4%, 4%, 3%, 3%, 2%	BBR + 3.50%	HBB66

# RIGHT TO BUY AND HELP TO BUY KEY CRITERIA.

## ACCEPTABLE ADVERSE.

**Defaults:** 0 in 24 months

**CCJ:** 0 in 24 months

**Mortgage and secured loan arrears:** 0 in 12 months, 1 in 36 months (worst status)

**Unsecured arrears:** Not counted but may affect credit score

**DMPs/DASs:** 0 in 36 months

Applicant must not have any defaults, CCJs or secured arrears recorded in the three months before application.

## LOAN AMOUNTS AND LTV LIMITS.

**Min loan size:** £25,001

**Max loan sizes:**

**Right to Buy:**

£1,000,000 up to **70%**

£750,000 up to **75%**

**Help to Buy Wales (Purchase):** £225,000

**Help to Buy England, Wales and Scotland (Remortgage):**

£1,000,000 up to **70%**

£750,000 up to **80%**

## APPLICANT.

**Min age:** 21 years

**Max age:** 70, or 75 where proof of retirement is supplied

**Max number of applicants:** 2

**Min income:** £15,000 (primary applicant)

## BANK OF ENGLAND BASE RATE (BBR) REVERSION RATE.

BBR reversion rates are variable rates linked to the Bank of England base rate.

BBR reversion rates have a floor. This means that if BBR were to fall to 0.00% or less the rate payable will be 0.00% plus the agreed set percentage above BBR. This means that the rate payable will never go below 0.00% plus the additional percentage rate.

## REPAYMENT METHODS.

Capital and interest only.

## TERM.

**Min:** 5 years

**Max:** 35 years

## RIGHT TO BUY ELIGIBILITY.

Available for house purchases in England only, flats are not acceptable.

Products available at both 90% and 100% of the discounted purchase price (plus lender fees) provided the loan doesn't exceed 75% of the open market value of the property, as determined by one of our panel surveyors.

Only Right to Buy schemes operated by recognised local authorities or housing associations are acceptable. Standard lending criteria applies in addition to the requirements detailed above.

We cannot accept applications where the customer has been in receipt of Housing Benefit during the last 12 months.

Visit <https://www.gov.uk/right-to-buy-buying-your-council-home> for more information on eligibility.

## HELP TO BUY ELIGIBILITY.

### Help to Buy purchase (Wales)

**Maximum property value:** £300,000

Customers will need to provide a minimum 5% deposit from their own resources.

### Help to Buy remortgage

We accept applications on the Help to Buy England 2021-2023, Help to Buy Wales and Help to Buy Scotland shared equity schemes.

For full details of the Help to Buy schemes visit:

- <https://www.gov.uk/help-to-buy-equity-loan> for England
- <https://gov.wales/help-buy-wales> for Wales or
- <https://www.mygov.scot/help-to-buy> for Scotland.

## FEES AND CHARGES.

### Valuation fee scale

Property value	Standard valuation fee	Homebuyers report fee
£100,000	£370	£570
£150,000	£410	£600
£200,000	£445	£650
£250,000	£465	£705
£300,000	£485	£770
£350,000	£525	£815
£400,000	£560	£900
£450,000	£590	£955
£500,000	£630	£1,045
£600,000	£695	£1,105
£700,000	£750	£1,155
£800,000	£810	£1,205
£900,000	£920	£1,255
£1,000,000	£975	£1,405
£1,000,000+	Contact us for details.	

Valuation fees are payable on application and include an assessment fee of £180 which is non-refundable.

## OTHER FEES.

**Telegraphic transfer fee:** £25

**Post offer product switch fee:** £70

**Redemption administration fee:** £40

All fees include VAT (where applicable).

**We can provide literature in large print, Braille and audio. Please let us know if you require an alternative format or any additional support with managing your account. You can contact us either by phone, in writing or visit [precisemortgages-customers.co.uk/existingcustomers/additional\\_support](https://precisemortgages-customers.co.uk/existingcustomers/additional_support) for more information.**

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