

June 2024 v1.2

THE  
**MORTGAGE  
LENDER**  
real life lending

**Complete**  
Your specialist package distributor

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# RESIDENTIAL PRODUCT GUIDE.

## Range highlights

- £0 up front fee products
- Real Life Shared Ownership range
- Real Life Large Loans and Interest Only range
- Loans available up to £1.25 million

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## **Key Criteria**

- For customers with **less than perfect credit**
- For customers with **complex income types**
- For customers who are **self-employed**

## REAL LIFE PRODUCT CRITERIA

| Criteria   | Real Life 0    | Real Life 1   | Real Life 2   | Real Life 3  |
|--|----------------|---|---|--|
| <b>Unsecured Arrears</b>   | 0 in 36 months | Maximum 2 missed payments in last 6 months allowed on each unsecured credit agreement.<br>Arrears ignored if the current balance is under £500. |   |  |
| <b>Secured Arrears (missed payments)</b>                               | 0 in 36 months | 0 in 24 months  | 1 in 24 months,<br>0 in last 12 months.               | 2 in 24 months,<br>0 in last 12 months.                |
| <b>CCJ Number</b>  | 0 in 36 months | 0 in 36 months  | 1 in 36 months<br>(0 in 6 months)<br>Ignore CCJ <£300 | 3 in 36 months<br>(0 in 6 months)<br>Ignore CCJ < £300 |
| <b>Defaults</b>  | 0 in 36 months | 0 in 36 months  | 1 in 36 months<br>(0 in 6 months)                     | 4 in 36 months<br>(0 in 6 months)                      |
| <b>Bankruptcy (clean profile since discharge)</b>                      | None           | Discharged 72 months  | Discharged 72 months                                  | Discharged 36 months +<br>(clean 36 months)            |
| <b>IVA (or Trust Deed in Scotland) (clean profile since discharge)</b> | None           | Discharged 72 months  | Discharged 72 months                                  | Discharged 36 months +<br>(clean 36 months)            |
| <b>Repossession</b>  | None           | None  | None  | 6 years  |
| <b>Debt Management Plan</b>  | None           | None  | Acceptable<br>(negotiated payment)                    | Acceptable<br>(negotiated payment)                     |
| <b>Max LTV</b>   | 90%            | 90%   | 85%   | 80%  |
| <b>Payday loans</b>  | 0 in 36 months | Payday loans must be satisfied 12 months prior to application. No defaulted payday loans in 12 months.  | Current/recent loans considered                       |  |

### Notes

- Credit score will not be used to determine product rate, with the exception of 90% LTV where a minimum credit score of 200 is required for RLO and RL1.
- Unsecured arrears - Maximum 2 missed payments in the last 6 months allowed on each unsecured credit agreement.
- Unsecured arrears ignored if the current balance is under £500.
- RLO only - Unsecured arrears assessed on worst status basis.
- Secured arrears will be assessed on missed payments.
- No missed payments in last 12 months on secured loans.
- No CCJs or defaults in last 6 months.
- Utility and Communications defaults are not considered adverse credit.
- 90% is maximum LTV, inclusive of any fees added to the loan.

### Product Information Sheets

All Product Information Sheets are available from [themortgagelender.com/product-information-sheets](https://themortgagelender.com/product-information-sheets)

## REAL LIFE CORE RANGE

| Real Life 0  | LTV | Initial Rate | Completion Fee | Revert Rate<br>(TML Base Rate + margin) | Type                  | Version | Fees  | Incentives/Notes   |
|--------------|-----|--------------|----------------|---|-----------------------|---------|---|--|
| 2 Year Fixed | 75% | 6.19%        | £1,495         | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £150, TT £30, Valuation variable    | None   |
|              |     | 6.39%        | £995           | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £0, TT £0, Standard valuation £0    | Free standard legal fees (remortgage only) or £500 cashback (purchase or remortgage) |
|              |     | 6.69%        | £0             | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £0, TT £0, Standard valuation £0    | None   |
|              | 80% | 6.49%        | £1,495         | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £150, TT £30, Valuation variable    | None   |
|              |     | 6.69%        | £995           | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £0, TT £0, Standard valuation £0    | Free standard legal fees (remortgage only) or £500 cashback (purchase or remortgage) |
|              |     | 6.99%        | £0             | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £0, TT £0, Standard valuation £0    | None   |
|              | 85% | 6.84%        | £1,495         | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £150, TT £30, Valuation variable    | None   |
|              |     | 7.04%        | £995           | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £0, TT £0, Standard valuation £0    | Free standard legal fees (remortgage only) or £500 cashback (purchase or remortgage) |
|              |     | 7.34%        | £0             | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £0, TT £0, Standard valuation £0    | None   |
|              | 90% | 6.99%        | £1,495         | 8.25%                                   | Purchase only         | v6.24.2 | App fee £150, TT £30, Valuation variable    | Property must have EPC rating A-C<br>Minimum loan £120,000                           |
|              |     | 7.44%        | £0             | 8.25%                                   | Purchase only         | v6.24.2 | App fee £150, TT £30, Standard valuation £0 | Property must have EPC rating A-C<br>Minimum loan £120,000                           |

## REAL LIFE CORE RANGE

| Real Life 0  | LTV | Initial Rate | Completion Fee | Revert Rate<br>(TML Base Rate + margin) | Type                  | Version | Fees  | Incentives/Notes   |
|--------------|-----|--------------|----------------|---|-----------------------|---------|---|--|
| 5 Year Fixed | 75% | 5.99%        | £1,495         | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £150, TT £30, Valuation variable    | None   |
|              |     | 6.14%        | £995           | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £0, TT £0, Standard valuation £0    | Free standard legal fees (remortgage only) or £500 cashback (purchase or remortgage) |
|              |     | 5.99%        | £0             | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £0, TT £0, Standard valuation £0    | None   |
|              | 80% | 6.09%        | £1,495         | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £150, TT £30, Valuation variable    | None   |
|              |     | 6.24%        | £995           | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £0, TT £0, Standard valuation £0    | Free standard legal fees (remortgage only) or £500 cashback (purchase or remortgage) |
|              |     | 6.19%        | £0             | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £0, TT £0, Standard valuation £0    | None   |
|              | 85% | 6.49%        | £1,495         | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £150, TT £30, Valuation variable    | None   |
|              |     | 6.64%        | £995           | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £0, TT £0, Standard valuation £0    | Free standard legal fees (remortgage only) or £500 cashback (purchase or remortgage) |
|              |     | 6.54%        | £0             | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £0, TT £0, Standard valuation £0    | None   |
|              | 90% | 6.67%        | £1,495         | 8.25%                                   | Purchase only         | v6.24.2 | App fee £150, TT £30, Valuation variable    | Property must have EPC rating A-C<br>Minimum loan £120,000                           |
|              |     | 6.87%        | £0             | 8.25%                                   | Purchase only         | v6.24.2 | App fee £150, TT £30, Standard valuation £0 | Property must have EPC rating A-C<br>Minimum loan £120,000                           |

## REAL LIFE CORE RANGE

| Real Life 1  | LTV | Initial Rate | Completion Fee | Revert Rate<br>(TML Base Rate + margin) | Type                  | Version | Fees  | Incentives/Notes   |
|--------------|-----|--------------|----------------|---|-----------------------|---------|---|--|
| 2 Year Fixed | 70% | 6.34%        | £1,495         | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £150, TT £30, Valuation variable    | None   |
|              |     | 6.59%        | £995           | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £0, TT £0, Standard valuation £0    | Free standard legal fees (remortgage only) or £500 cashback (purchase or remortgage) |
|              |     | 6.84%        | £0             | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £0, TT £0, Standard valuation £0    | None   |
|              | 75% | 6.42%        | £1,495         | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £150, TT £30, Valuation variable    | None   |
|              |     | 6.62%        | £995           | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £0, TT £0, Standard valuation £0    | Free standard legal fees (remortgage only) or £500 cashback (purchase or remortgage) |
|              |     | 6.92%        | £0             | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £0, TT £0, Standard valuation £0    | None   |
|              | 80% | 6.62%        | £1,495         | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £150, TT £30, Valuation variable    | None   |
|              |     | 6.87%        | £995           | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £0, TT £0, Standard valuation £0    | Free standard legal fees (remortgage only) or £500 cashback (purchase or remortgage) |
|              |     | 7.12%        | £0             | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £0, TT £0, Standard valuation £0    | None   |
|              | 85% | 6.94%        | £1,495         | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £150, TT £30, Valuation variable    | None   |
|              |     | 7.19%        | £995           | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £0, TT £0, Standard valuation £0    | Free standard legal fees (remortgage only) or £500 cashback (purchase or remortgage) |
|              |     | 7.44%        | £0             | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £0, TT £0, Standard valuation £0    | None   |
|              | 90% | 7.14%        | £1,495         | 8.25%                                   | Purchase only         | v6.24.2 | App fee £150, TT £30, Valuation variable    | Property must have EPC rating A-C<br>Minimum loan £120,000                           |
|              |     | 7.59%        | £0             | 8.25%                                   | Purchase only         | v6.24.2 | App fee £150, TT £30, Standard valuation £0 | Property must have EPC rating A-C<br>Minimum loan £120,000                           |

Purchase and remortgage available on all products unless stated. All mortgages on a capital and interest basis.

The product revert rates are based on TML's Residential Base Rate plus the product margin. TML Residential Base Rate, currently 5.25%, will be subject to a floor of 0.75%. Correct as of the 17/11/2023.

## REAL LIFE CORE RANGE

| Real Life 1  | LTV | Initial Rate | Completion Fee | Revert Rate<br>(TML Base Rate + margin) | Type                  | Version | Fees  | Incentives/Notes   |
|--------------|-----|--------------|----------------|---|-----------------------|---------|---|--|
| 5 Year Fixed | 70% | 6.14%        | £1,495         | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £150, TT £30, Valuation variable    | None   |
|              |     | 6.19%        | £995           | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £0, TT £0, Standard valuation £0    | Free standard legal fees (remortgage only) or £500 cashback (purchase or remortgage) |
|              |     | 6.34%        | £0             | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £0, TT £0, Standard valuation £0    | None   |
|              | 75% | 6.19%        | £1,495         | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £150, TT £30, Valuation variable    | None   |
|              |     | 6.24%        | £995           | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £0, TT £0, Standard valuation £0    | Free standard legal fees (remortgage only) or £500 cashback (purchase or remortgage) |
|              |     | 6.39%        | £0             | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £0, TT £0, Standard valuation £0    | None   |
|              | 80% | 6.44%        | £1,495         | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £150, TT £30, Valuation variable    | None   |
|              |     | 6.29%        | £995           | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £0, TT £0, Standard valuation £0    | Free standard legal fees (remortgage only) or £500 cashback (purchase or remortgage) |
|              |     | 6.34%        | £0             | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £0, TT £0, Standard valuation £0    | None   |
|              | 85% | 6.59%        | £1,495         | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £150, TT £30, Valuation variable    | None   |
|              |     | 6.64%        | £995           | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £0, TT £0, Standard valuation £0    | Free standard legal fees (remortgage only) or £500 cashback (purchase or remortgage) |
|              |     | 6.79%        | £0             | 8.25%                                   | Purchase & Remortgage | v6.24.2 | App fee £0, TT £0, Standard valuation £0    | None   |
|              | 90% | 6.77%        | £1,495         | 8.25%                                   | Purchase only         | v6.24.2 | App fee £150, TT £30, Valuation variable    | Property must have EPC rating A-C<br>Minimum loan £120,000                           |
|              |     | 6.97%        | £0             | 8.25%                                   | Purchase only         | v6.24.2 | App fee £150, TT £30, Standard valuation £0 | Property must have EPC rating A-C<br>Minimum loan £120,000                           |

Purchase and remortgage available on all products unless stated. All mortgages on a capital and interest basis.

The product revert rates are based on TML's Residential Base Rate plus the product margin. TML Residential Base Rate, currently 5.25%, will be subject to a floor of 0.75%. Correct as of the 17/11/2023.

## REAL LIFE CORE RANGE

| Real Life 2  | LTV | Initial Rate | Completion Fee | Revert Rate<br>(TML Base Rate + margin) | Type                  | Version | Fees                                     | Incentives/Notes   |
|--------------|-----|--------------|----------------|---|-----------------------|---------|--|--|
| 2 Year Fixed | 70% | 6.49%        | £1,495         | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £150, TT £30, Valuation variable | None   |
|              |     | 6.84%        | £995           | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £0, TT £0, Standard valuation £0 | Free standard legal fees (remortgage only) or £500 cashback (purchase or remortgage) |
|              |     | 6.99%        | £0             | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £0, TT £0, Standard valuation £0 | None   |
|              | 75% | 6.67%        | £1,495         | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £150, TT £30, Valuation variable | None   |
|              |     | 7.02%        | £995           | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £0, TT £0, Standard valuation £0 | Free standard legal fees (remortgage only) or £500 cashback (purchase or remortgage) |
|              |     | 7.17%        | £0             | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £0, TT £0, Standard valuation £0 | None   |
|              | 80% | 6.97%        | £1,495         | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £150, TT £30, Valuation variable | None   |
|              |     | 7.32%        | £995           | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £0, TT £0, Standard valuation £0 | Free standard legal fees (remortgage only) or £500 cashback (purchase or remortgage) |
|              |     | 7.47%        | £0             | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £0, TT £0, Standard valuation £0 | None   |
|              | 85% | 7.04%        | £1,495         | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £150, TT £30, Valuation variable | None   |
|              |     | 7.39%        | £995           | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £0, TT £0, Standard valuation £0 | Free standard legal fees (remortgage only) or £500 cashback (purchase or remortgage) |
|              |     | 7.54%        | £0             | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £0, TT £0, Standard valuation £0 | None   |

Purchase and remortgage available on all products unless stated. All mortgages on a capital and interest basis.

The product revert rates are based on TML's Residential Base Rate plus the product margin. TML Residential Base Rate, currently 5.25%, will be subject to a floor of 0.75%. Correct as of the 17/11/2023.



## REAL LIFE CORE RANGE

| Real Life 2  | LTV | Initial Rate | Completion Fee | Revert Rate<br>(TML Base Rate + margin) | Type                  | Version | Fees                                     | Incentives/Notes   |
|--------------|-----|--------------|----------------|---|-----------------------|---------|--|--|
| 5 Year Fixed | 70% | 6.37%        | £1,495         | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £150, TT £30, Valuation variable | None   |
|              |     | 6.52%        | £995           | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £0, TT £0, Standard valuation £0 | Free standard legal fees (remortgage only) or £500 cashback (purchase or remortgage) |
|              |     | 6.57%        | £0             | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £0, TT £0, Standard valuation £0 | None   |
|              | 75% | 6.43%        | £1,495         | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £150, TT £30, Valuation variable | None   |
|              |     | 6.58%        | £995           | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £0, TT £0, Standard valuation £0 | Free standard legal fees (remortgage only) or £500 cashback (purchase or remortgage) |
|              |     | 6.63%        | £0             | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £0, TT £0, Standard valuation £0 | None   |
|              | 80% | 6.57%        | £1,495         | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £150, TT £30, Valuation variable | None   |
|              |     | 6.72%        | £995           | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £0, TT £0, Standard valuation £0 | Free standard legal fees (remortgage only) or £500 cashback (purchase or remortgage) |
|              |     | 6.77%        | £0             | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £0, TT £0, Standard valuation £0 | None   |
|              | 85% | 6.94%        | £1,495         | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £150, TT £30, Valuation variable | None   |
|              |     | 7.09%        | £995           | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £0, TT £0, Standard valuation £0 | Free standard legal fees (remortgage only) or £500 cashback (purchase or remortgage) |
|              |     | 7.14%        | £0             | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £0, TT £0, Standard valuation £0 | None   |

Purchase and remortgage available on all products unless stated. All mortgages on a capital and interest basis.

The product revert rates are based on TML's Residential Base Rate plus the product margin. TML Residential Base Rate, currently 5.25%, will be subject to a floor of 0.75%. Correct as of the 17/11/2023.

## REAL LIFE CORE RANGE

| Real Life 3  | LTV | Initial Rate | Completion Fee | Revert Rate<br>(TML Base Rate + margin) | Type                  | Version | Fees                                     | Incentives/Notes   |
|--------------|-----|--------------|----------------|---|-----------------------|---------|--|--|
| 2 Year Fixed | 70% | 6.84%        | £1,495         | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £150, TT £30, Valuation variable | None   |
|              |     | 7.19%        | £995           | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £0, TT £0, Standard valuation £0 | Free standard legal fees (remortgage only) or £500 cashback (purchase or remortgage) |
|              |     | 7.34%        | £0             | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £0, TT £0, Standard valuation £0 | None   |
|              | 75% | 6.94%        | £1,495         | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £150, TT £30, Valuation variable | None   |
|              |     | 7.29%        | £995           | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £0, TT £0, Standard valuation £0 | Free standard legal fees (remortgage only) or £500 cashback (purchase or remortgage) |
|              |     | 7.44%        | £0             | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £0, TT £0, Standard valuation £0 | None   |
|              | 80% | 7.14%        | £1,495         | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £150, TT £30, Valuation variable | None   |
|              |     | 7.49%        | £995           | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £0, TT £0, Standard valuation £0 | Free standard legal fees (remortgage only) or £500 cashback (purchase or remortgage) |
|              |     | 7.64%        | £0             | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £0, TT £0, Standard valuation £0 | None   |
| 5 Year Fixed | 70% | 6.74%        | £1,495         | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £150, TT £30, Valuation variable | None   |
|              |     | 6.89%        | £995           | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £0, TT £0, Standard valuation £0 | Free standard legal fees (remortgage only) or £500 cashback (purchase or remortgage) |
|              |     | 6.94%        | £0             | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £0, TT £0, Standard valuation £0 | None   |
|              | 75% | 6.89%        | £1,495         | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £150, TT £30, Valuation variable | None   |
|              |     | 7.04%        | £995           | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £0, TT £0, Standard valuation £0 | Free standard legal fees (remortgage only) or £500 cashback (purchase or remortgage) |
|              |     | 7.09%        | £0             | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £0, TT £0, Standard valuation £0 | None   |
|              | 80% | 6.99%        | £1,495         | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £150, TT £30, Valuation variable | None   |
|              |     | 7.14%        | £995           | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £0, TT £0, Standard valuation £0 | Free standard legal fees (remortgage only) or £500 cashback (purchase or remortgage) |
|              |     | 7.19%        | £0             | 8.25%                                   | Purchase & Remortgage | v5.24.2 | App fee £0, TT £0, Standard valuation £0 | None   |

## REAL LIFE SHARED OWNERSHIP

| Real Life 1  | LTV | Initial Rate | Completion Fee | Revert Rate<br>(TML Base Rate<br>+ margin) | Type          | Version | Fees  | Incentives/Notes                  |
|--------------|-----|--------------|----------------|--|---------------|---------|---|-----------------------------------|
| 2 Year Fixed | 75% | 6.84%        | £499           | 8.25%                                      | Purchase only | v6.24.2 | App fee £150, TT £30, Standard valuation £0 | Property must have EPC rating A-C |
|              |     | 7.09%        | £0             | 8.25%                                      | Purchase only | v6.24.2 | App fee £0, TT £0, Standard valuation £0    | Property must have EPC rating A-C |
| 5 Year Fixed | 75% | 6.54%        | £499           | 8.25%                                      | Purchase only | v6.24.2 | App fee £150, TT £30, Standard valuation £0 | Property must have EPC rating A-C |
|              |     | 6.69%        | £0             | 8.25%                                      | Purchase only | v6.24.2 | App fee £0, TT £0, Standard valuation £0    | Property must have EPC rating A-C |

- Please see Key Criteria on page 14 and 15.
- For full criteria, please refer to our Residential Criteria Guide.
- Full Shared Ownership FAQs available on our website.
- Capital and interest only.

## REAL LIFE LARGE LOANS AND INTEREST ONLY

| Real Life 0  | LTV | Initial Rate | Completion Fee | Revert Rate<br>(TML Base Rate<br>+ margin) | Type                  | Version | Fees  | Incentives/Notes  |
|--------------|-----|--------------|----------------|--|-----------------------|---------|---|---|
| 2 Year Fixed | 75% | 6.04%        | £2,995         | 8.25%                                      | Purchase & Remortgage | v2.24.1 | App fee £150, TT £30, Standard valuation £0 | Minimum loan £500,000, available on capital & interest, part & part or interest only. |
|              |     | 5.94%        | £2,995         | 8.25%                                      | Purchase & Remortgage | v2.24.1 | App fee £150, TT £30, Valuation variable    | Minimum loan £500,000, available on capital & interest, part & part or interest only. |
|              | 80% | 6.34%        | £2,995         | 8.25%                                      | Purchase & Remortgage | v2.24.1 | App fee £150, TT £30, Standard valuation £0 | Minimum loan £500,000, available on capital & interest or part & part.                |
|              |     | 6.24%        | £2,995         | 8.25%                                      | Purchase & Remortgage | v2.24.1 | App fee £150, TT £30, Valuation variable    | Minimum loan £500,000, available on capital & interest or part & part.                |
|              | 85% | 6.69%        | £2,995         | 8.25%                                      | Purchase & Remortgage | v2.24.1 | App fee £150, TT £30, Standard valuation £0 | Minimum loan £500,000, available on capital & interest or part & part.                |
|              |     | 6.59%        | £2,995         | 8.25%                                      | Purchase & Remortgage | v2.24.1 | App fee £150, TT £30, Valuation variable    | Minimum loan £500,000, available on capital & interest or part & part.                |
| 5 Year Fixed | 75% | 5.84%        | £2,995         | 8.25%                                      | Purchase & Remortgage | v2.24.1 | App fee £150, TT £30, Standard valuation £0 | Minimum loan £500,000, available on capital & interest, part & part or interest only. |
|              |     | 5.74%        | £2,995         | 8.25%                                      | Purchase & Remortgage | v2.24.1 | App fee £150, TT £30, Valuation variable    | Minimum loan £500,000, available on capital & interest, part & part or interest only. |
|              | 80% | 6.04%        | £2,995         | 8.25%                                      | Purchase & Remortgage | v2.24.1 | App fee £150, TT £30, Standard valuation £0 | Minimum loan £500,000, available on capital & interest or part & part.                |
|              |     | 5.94%        | £2,995         | 8.25%                                      | Purchase & Remortgage | v2.24.1 | App fee £150, TT £30, Valuation variable    | Minimum loan £500,000, available on capital & interest or part & part.                |
|              | 85% | 6.39%        | £2,995         | 8.25%                                      | Purchase & Remortgage | v2.24.1 | App fee £150, TT £30, Standard valuation £0 | Minimum loan £500,000, available on capital & interest or part & part.                |
|              |     | 6.29%        | £2,995         | 8.25%                                      | Purchase & Remortgage | v2.24.1 | App fee £150, TT £30, Valuation variable    | Minimum loan £500,000, available on capital & interest or part & part.                |

- Please see Key Criteria on page 14 and 15.
- For maximum loan and LTV criteria please see page 14.
- For full criteria, please refer to our Residential Criteria Guide.

## REAL LIFE LARGE LOANS AND INTEREST ONLY

| Real Life 1  | LTV | Initial Rate | Completion Fee | Revert Rate<br>(TML Base Rate<br>+ margin) | Type                  | Version | Fees  | Incentives/Notes  |
|--------------|-----|--------------|----------------|--|-----------------------|---------|---|---|
| 2 Year Fixed | 75% | 6.27%        | £2,995         | 8.25%                                      | Purchase & Remortgage | v5.24.2 | App fee £150, TT £30, Standard valuation £0 | Minimum loan £500,000, available on capital & interest, part & part or interest only. |
|              |     | 6.17%        | £2,995         | 8.25%                                      | Purchase & Remortgage | v5.24.2 | App fee £150, TT £30, Valuation variable    | Minimum loan £500,000, available on capital & interest, part & part or interest only. |
|              | 80% | 6.52%        | £2,995         | 8.25%                                      | Purchase & Remortgage | v2.24.1 | App fee £150, TT £30, Standard valuation £0 | Minimum loan £500,000, available on capital & interest or part & part.                |
|              |     | 6.42%        | £2,995         | 8.25%                                      | Purchase & Remortgage | v2.24.1 | App fee £150, TT £30, Valuation variable    | Minimum loan £500,000, available on capital & interest or part & part.                |
|              | 85% | 6.84%        | £2,995         | 8.25%                                      | Purchase & Remortgage | v5.24.2 | App fee £150, TT £30, Standard valuation £0 | Minimum loan £500,000, available on capital & interest or part & part.                |
|              |     | 6.74%        | £2,995         | 8.25%                                      | Purchase & Remortgage | v5.24.2 | App fee £150, TT £30, Valuation variable    | Minimum loan £500,000, available on capital & interest or part & part.                |
| 5 Year Fixed | 75% | 6.14%        | £2,995         | 8.25%                                      | Purchase & Remortgage | v5.24.1 | App fee £150, TT £30, Standard valuation £0 | Minimum loan £500,000, available on capital & interest, part & part or interest only. |
|              |     | 6.04%        | £2,995         | 8.25%                                      | Purchase & Remortgage | v5.24.2 | App fee £150, TT £30, Valuation variable    | Minimum loan £500,000, available on capital & interest, part & part or interest only. |
|              | 80% | 6.19%        | £2,995         | 8.25%                                      | Purchase & Remortgage | v5.24.2 | App fee £150, TT £30, Standard valuation £0 | Minimum loan £500,000, available on capital & interest or part & part.                |
|              |     | 6.09%        | £2,995         | 8.25%                                      | Purchase & Remortgage | v5.24.2 | App fee £150, TT £30, Valuation variable    | Minimum loan £500,000, available on capital & interest or part & part.                |
|              | 85% | 6.54%        | £2,995         | 8.25%                                      | Purchase & Remortgage | v5.24.2 | App fee £150, TT £30, Standard valuation £0 | Minimum loan £500,000, available on capital & interest or part & part.                |
|              |     | 6.44%        | £2,995         | 8.25%                                      | Purchase & Remortgage | v5.24.2 | App fee £150, TT £30, Valuation variable    | Minimum loan £500,000, available on capital & interest or part & part.                |

- Please see Key Criteria on page 14 and 15.
- For maximum loan and LTV criteria please see page 14.
- For full criteria, please refer to our Residential Criteria Guide.

## KEY CRITERIA

### Fees

| Purchase & Remortgage           |  |
|---------------------------------|--|
| <b>Completion Fee</b>           | £0-£2995                                       |
| <b>Application Fee</b>          | £0 - £150                                      |
| <b>Standard Legal Fees</b>      | Variable (not applicable dependent on product) |
| <b>Telegraphic Transfer Fee</b> | £0 - £30                                       |
| <b>Valuation Fee</b>            | Variable (not applicable dependent on product) |

Please refer to the Residential Fees and Tariff of Charges for valuation fee scale information and for other fees and charges that may apply

### Early Repayment Charges

|                        | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|------------------------|--------|--------|--------|--------|--------|
| <b>2 year products</b> | 3%     | 2%     | -      | -      | -      |
| <b>5 year products</b> | 5%     | 4%     | 3%     | 2%     | 1%     |

### Maximum Loan and LTV Limits

| Maximum Loan Size | RL Product Range |      |      |      | Shared Ownership |      | Interest Only |      | Part & Part |      |
|-------------------|------------------|------|------|------|------------------|------|---------------|------|-------------|------|
|                   | RL 0             | RL 1 | RL 2 | RL 3 | RL 0             | RL 1 | RL 0          | RL 1 | RL 0        | RL 1 |
|                   | Maximum LTV      |      |      |      |                  |      |               |      |             |      |
| <b>£405,000</b>   | -                | -    | -    | -    | 75%              | 75%  | -             | -    | -           | -    |
| <b>£600,000</b>   | 90%              | 90%  | 85%  | 80%  | -                | -    | 75%           | 75%  | 85%         | 85%  |
| <b>£750,000</b>   | 80%              | 80%  | 80%  | 80%  | -                | -    | 75%           | 75%  | 80%         | 80%  |
| <b>£1,000,000</b> | 80%              | 80%  | 75%  | 75%  | -                | -    | 75%           | 75%  | 80%         | 80%  |
| <b>£1,250,000</b> | 75%              | 75%  | -    | -    | -                | -    | 75%           | 75%  | 75%         | 75%  |

### Property

- Minimum valuation £70k (£150k in London and South East).
- For unacceptable property types please see our Property Criteria Guide or contact your local BDM or our Business Development Hub.

### Loan

- Minimum loan £25,001 unless stated otherwise.
- Maximum loan £1.25m dependent on product (above on referral basis).
- Gifted equity considered.

### Income

- Overtime, employment bonus, and commission, at 100%, except for any loan > £1m where a maximum of 75% of the last 3 months average is considered with evidence of sustainability.
- Car allowance and regional allowance at 100%.
- Shift allowance at 50% can be included if paid weekly, monthly or quarterly.
- For self-employed applicants we accept profit before tax plus salary as income.

### Debt Consolidation

- Where the applicant is using remortgage funds to consolidate unsecured debt, we will add a condition to the offer which requires the nominated solicitor/conveyancer to repay the debts directly. The nominated solicitor/conveyancer may charge the applicant for fulfilling this condition.

### 90% LTV

- Minimum credit score applies - 200 for RLO and RL1
- Minimum loan £120,000
- Properties with Energy Performance Certificate (EPC) rating A-C only
- 90% LTV lending is maximum LTV, inclusive of any fees being added to the loan.

## KEY CRITERIA

### Free Standard Legal Fees

The standard legal conveyancing work will be carried out by TML's panel solicitor, Aberdeen Conside, at no cost to the customer. Please note, standard legal conveyancing does not include:

- Transfer of title or unregistered titles
- Transfer of Equity
- Discharge of second or subsequent charges

This list is not exhaustive. If there is any non-standard legal work required, the conveyancer will liaise directly with the customer and provide a quote for costs.

### Shared Ownership

- Minimum loan £25,001, maximum loan £405,000
- Properties with Energy Performance Certificate (EPC) rating A-C only
- 95% of share purchased, up to 75% LTV against open market value
- Leasehold properties only

### Large Loans

- Minimum loan £500,000, maximum loan £1.25m
- Loans over £1m require evidence of 2 years income, most recent year used for affordability
- Up to 5x LTI on large loans, loans > £1m on a Capital & Interest repayment basis only

### Interest Only

- Interest Only and Part & Part
- Minimum loan £500,000, maximum loan £1.25m
- Loans over £1m require evidence of 2 years income, most recent year used for affordability
- Affordability will be assessed on a Capital and Interest basis
- **Acceptable repayment vehicles are:**
  - Sale of mortgage property, subject to minimum equity of £250k (70% LTV)
  - Sale of other UK property, subject to sufficient equity at the point of application
  - Simple investment vehicles, e.g. ISAs, current value used
  - UK based cash/savings, current value used.

### Full criteria guide

Our full residential criteria can be found in our Residential Criteria Guide.

[themortgagelender.com/residential/lending-criteria](https://themortgagelender.com/residential/lending-criteria)

## KEY DOCUMENTS

### Supporting Information

To allow us to assess your case promptly and efficiently, please upload all relevant supporting documentation via the broker portal. If we do not receive them, this could cause delays.

#### Mandatory

- Signed Declaration.
- Signed Direct Debit Mandate.
- Evidence of deposit will be required. Please refer to our criteria guide.

#### Employed

- Last 2 months payslips.

#### Self Employed

- Last 2 years accounts OR Tax Calculations (SA302) with the corresponding tax year overviews (if trading 2 years or more).
- Last 3 months business bank statements.

#### Expiry Timescales

- DIP - 30 days
- Credit Search - 90 days
- Application - 180 days
- Valuation - 180 days
- Mortgage Offer - 90 days (extended to 184 days on new build properties, subject to the valuation remaining within its validity period and if not, a fresh valuation being carried out).

#### Contractors

- Copy of current contract.
- 2 months bank statements showing evidence of contractor income.

**Note:** Subcontractors under the CIS construction industry scheme are currently treated as an employed applicant. If income information by way YTD details is not provided on an applicant's payslip (s) to fully assess an application, alternative evidence or documentation to support any loan may be requested including the certified accounts or Tax Calculations (SA302) with corresponding Tax Year Overview in line with our Self-Employed applicant assessment.



**THANKS  
FOR LOOKING.**

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