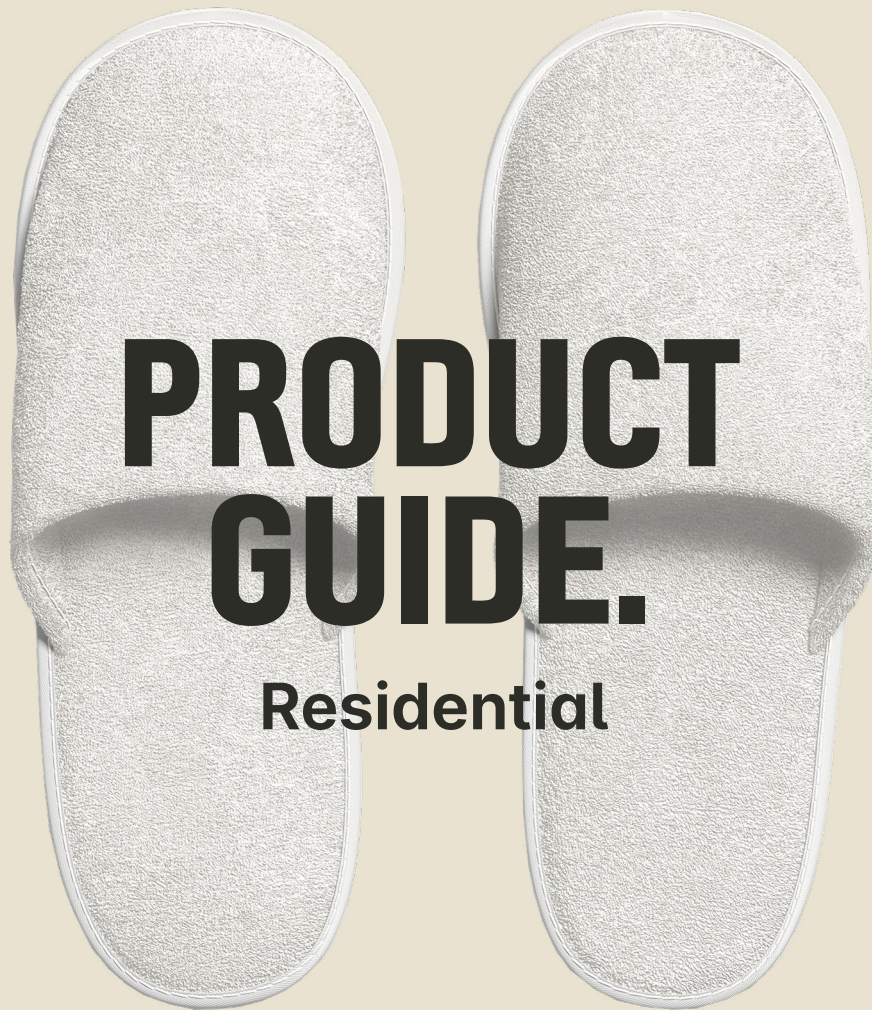


Intermediaries only.  
Correct as of: 19 November 2024



# PRODUCT GUIDE.

Residential

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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	5.99%	£995	-	4%, 3%	BBR + 2.25%	CBF56	DMZ72
75%	Lifetime tracker	6.39%	£995	-	1%	BBR + 1.64% for life of loan	CBC69	DMW85
	1-year fixed	5.59%	1.00%	-	1%	BBR + 1.50%	CBF57	DMZ73
	2-year fixed	6.09%	£995	-	4%, 3%	BBR + 2.25%	CBF58	DMZ74
	5-year fixed	5.79%	£995	-	4%, 4%, 3%, 3%, 2%	BBR + 3.50%	CBF59	DMZ75
		5.99%	No fee	Refund Val (Max £630) + £300CB	4%, 4%, 3%, 3%, 2%	BBR + 3.50%	CBF60	DMZ76
80%	Lifetime tracker	6.54%	£995	-	1%	BBR + 1.79% for life of loan	CBC74	DMW90
	2-year fixed	6.14%	£995	-	4%, 3%	BBR + 2.75%	CBF61	DMZ77
	5-year fixed	5.84%	£995	-	4%, 4%, 3%, 3%, 2%	BBR + 4.00%	CBF62	DMZ78
		6.04%	No fee	Refund Val (Max £630) + £300CB	4%, 4%, 3%, 3%, 2%	BBR + 4.00%	CBF63	DMZ79
85%	Lifetime tracker	6.74%	£995	-	1%	BBR + 1.99% for life of loan	CBC78	DMW94
	1-year fixed	6.04%	1.00%	-	1%	BBR + 1.75%	CBF64	DMZ80
	2-year fixed	6.54%	£995	-	4%, 3%	BBR + 2.75%	CBF65	DMZ81
	5-year fixed	6.14%	£995	-	4%, 4%, 3%, 3%, 2%	BBR + 4.00%	CBF66	DMZ82
		6.34%	No fee	Refund Val (Max £630) + £300CB	4%, 4%, 3%, 3%, 2%	BBR + 4.00%	CBF67	DMZ83

# TIER 1 PRODUCTS.

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product code	
							Core	DMP
70%	2-year fixed	6.24%	£995	-	4%, 3%	BBR + 2.25%	CBF68	DMZ84
75%	Lifetime tracker	6.69%	£995	-	1%	BBR + 1.94% for life of loan	CBC86	DMX03
	1-year fixed	5.84%	1.00%	-	1%	BBR + 1.50%	CBF69	DMZ85
	2-year fixed	6.34%	£995	-	4%, 3%	BBR + 2.25%	CBF70	DMZ86
	5-year fixed	6.04%	£995	-	4%, 4%, 3%, 3%, 2%	BBR + 3.50%	CBF71	DMZ87
		6.24%	No fee	Refund Val (Max £630) + £300CB	4%, 4%, 3%, 3%, 2%	BBR + 3.50%	CBF72	DMZ88
80%	Lifetime tracker	6.74%	£995	-	1%	BBR + 1.99% for life of loan	CBC91	DMX08
	2-year fixed	6.39%	£995	-	4%, 3%	BBR + 2.75%	CBF73	DMZ89
	5-year fixed	6.09%	£995	-	4%, 4%, 3%, 3%, 2%	BBR + 4.00%	CBF74	DMZ90
		6.29%	No fee	Refund Val (Max £630) + £300CB	4%, 4%, 3%, 3%, 2%	BBR + 4.00%	CBF75	DMZ91
85%	Lifetime tracker	6.94%	£995	-	1%	BBR + 2.19% for life of loan	CBC95	DMX12
	1-year fixed	6.29%	1.00%	-	1%	BBR + 1.75%	CBF76	DMZ92
	2-year fixed	6.79%	£995	-	4%, 3%	BBR + 2.75%	CBF77	DMZ93
	5-year fixed	6.39%	£995	-	4%, 4%, 3%, 3%, 2%	BBR + 4.00%	CBF78	DMZ94
		6.59%	No fee	Refund Val (Max £630) + £300CB	4%, 4%, 3%, 3%, 2%	BBR + 4.00%	CBF79	DMZ95

# TIER 2 PRODUCTS.

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product code	
							Core	DMP
70%	2-year fixed	6.39%	£995	-	4%, 3%	BBR + 2.25%	CBF80	DMZ96
75%	Lifetime tracker	6.79%	£995	-	1%	BBR + 2.04% for life of loan	CBD04	DMX20
	1-year fixed	5.99%	1.00%	-	1%	BBR + 1.50%	CBF81	DMZ97
	2-year fixed	6.49%	£995	-	4%, 3%	BBR + 2.25%	CBF82	DMZ98
	5-year fixed	6.19%	£995	-	4%, 4%, 3%, 3%, 2%	BBR + 3.50%	CBF83	DMZ99
		6.39%	No fee	Refund Val (Max £630) + £300CB	4%, 4%, 3%, 3%, 2%	BBR + 3.50%	CBF84	DNB01
80%	Lifetime tracker	6.84%	£995	-	1%	BBR + 2.09% for life of loan	CBD09	DMX25
	2-year fixed	6.54%	£995	-	4%, 3%	BBR + 2.75%	CBF85	DNB02
	5-year fixed	6.24%	£995	-	4%, 4%, 3%, 3%, 2%	BBR + 4.00%	CBF86	DNB03
		6.44%	No fee	Refund Val (Max £630) + £300CB	4%, 4%, 3%, 3%, 2%	BBR + 4.00%	CBF87	DNB04
85%	Lifetime tracker	7.04%	£995	-	1%	BBR + 2.29% for life of loan	CBD13	DMX29
	1-year fixed	6.44%	1.00%	-	1%	BBR + 1.75%	CBF88	DNB05
	2-year fixed	6.94%	£995	-	4%, 3%	BBR + 2.75%	CBF89	DNB06
	5-year fixed	6.54%	£995	-	4%, 4%, 3%, 3%, 2%	BBR + 4.00%	CBF90	DNB07
		6.74%	No fee	Refund Val (Max £630) + £300CB	4%, 4%, 3%, 3%, 2%	BBR + 4.00%	CBF91	DNB08

# TIER 3 PRODUCTS.

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product Code	
							Core	DMP
70%	2-year fixed	6.54%	£995	-	4%, 3%	BBR + 2.75%	CBF92	DNB09
75%	Lifetime tracker	6.99%	£995	-	1%	BBR + 2.24% for life of loan	CBD21	DMX37
	1-year fixed	6.14%	1.00%	-	1%	BBR + 1.75%	CBF93	DNB10
	2-year fixed	6.64%	£995	-	4%, 3%	BBR + 2.75%	CBF94	DNB11
	5-year fixed	6.34%	£995	-	4%, 4%, 3%, 3%, 2%	BBR + 4.00%	CBF95	DNB12
		6.54%	No fee	Refund Val (Max £630) + £300CB	4%, 4%, 3%, 3%, 2%	BBR + 4.00%	CBF96	DNB13
80%	Lifetime tracker	7.04%	£995	-	1%	BBR + 2.29% for life of loan	CBD26	DMX42
	2-year fixed	6.69%	£995	-	4%, 3%	BBR + 3.25%	CBF97	DNB14
	5-year fixed	6.39%	£995	-	4%, 4%, 3%, 3%, 2%	BBR + 4.50%	CBF98	DNB15
		6.59%	No fee	Refund Val (Max £630) + £300CB	4%, 4%, 3%, 3%, 2%	BBR + 4.50%	CBF99	DNB16
85%	Lifetime tracker	7.24%	£995	-	1%	BBR + 2.49% for life of loan	CBD30	DMX46
	1-year fixed	6.59%	1.00%	-	1%	BBR + 2.00%	CBG01	DNB17
	2-year fixed	7.09%	£995	-	4%, 3%	BBR + 3.25%	CBG02	DNB18
	5-year fixed	6.69%	£995	-	4%, 4%, 3%, 3%, 2%	BBR + 4.50%	CBG03	DNB19
		6.89%	No fee	Refund Val (Max £630) + £300CB	4%, 4%, 3%, 3%, 2%	BBR + 4.50%	CBG04	DNB20

# TIER 4 PRODUCTS.

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product Code	
							Core	DMP
70%	2-year fixed	6.74%	£995	-	4%, 3%	BBR + 2.75%	CBG26	DNB42
75%	Lifetime tracker	7.19%	£995	-	1%	BBR + 2.44% for life of loan	CBD38	DMX54
	1-year fixed	6.34%	1.00%	-	1%	BBR + 1.75%	CBG27	DNB43
	2-year fixed	6.84%	£995	-	4%, 3%	BBR + 2.75%	CBG28	DNB44
	5-year fixed	6.54%	£995	-	4%, 4%, 3%, 3%, 2%	BBR + 4.00%	CBG29	DNB45
		6.74%	No fee	Refund Val (Max £630) + £300CB	4%, 4%, 3%, 3%, 2%	BBR + 4.00%	CBG30	DNB46
80%	Lifetime tracker	7.24%	£995	-	1%	BBR + 2.49% for life of loan	CBD43	DMX59
	2-year fixed	6.89%	£995	-	4%, 3%	BBR + 3.25%	CBG31	DNB47
	5-year fixed	6.59%	£995	-	4%, 4%, 3%, 3%, 2%	BBR + 4.50%	CBG32	DNB48
		6.79%	No fee	Refund Val (Max £630) + £300CB	4%, 4%, 3%, 3%, 2%	BBR + 4.50%	CBG33	DNB49
85%	Lifetime tracker	7.44%	£995	-	1%	BBR + 2.69% for life of loan	CBD47	DMX63
	1-year fixed	6.79%	1.00%	-	1%	BBR + 2.00%	CBG34	DNB50
	2-year fixed	7.29%	£995	-	4%, 3%	BBR + 3.25%	CBG35	DNB51
	5-year fixed	6.89%	£995	-	4%, 4%, 3%, 3%, 2%	BBR + 4.50%	CBG36	DNB52
		7.09%	No fee	Refund Val (Max £630) + £300CB	4%, 4%, 3%, 3%, 2%	BBR + 4.50%	CBG37	DNB53

# TIER 5 PRODUCTS.

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product Code	
							Core	DMP
70%	2-year fixed	6.94%	£995	-	4%, 3%	BBR + 2.75%	CBG17	DNB33
75%	2-year fixed	7.04%	£995	-	4%, 3%	BBR + 2.75%	CBG18	DNB34
	5-year fixed	6.74%	£995	-	4%, 4%, 3%, 3%, 2%	BBR + 4.00%	CBG19	DNB35
		6.94%	No fee	Refund Val (Max £630) + £300CB	4%, 4%, 3%, 3%, 2%	BBR + 4.00%	CBG20	DNB36
80%	2-year fixed	7.09%	£995	-	4%, 3%	BBR + 3.25%	CBG21	DNB37
	5-year fixed	6.79%	£995	-	4%, 4%, 3%, 3%, 2%	BBR + 4.50%	CBG22	DNB38
		6.99%	No fee	Refund Val (Max £630) + £300CB	4%, 4%, 3%, 3%, 2%	BBR + 4.50%	CBG23	DNB39



# CORE AND DMP 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:**

£2m	up to	<b>60% LTV</b>
£1m	up to	<b>70% LTV</b>
£750,000	up to	<b>80% LTV</b>
£500,000	up to	<b>85% LTV</b>

## APPLICANT.

**Min age:** 21 years

**Max age:** 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	7.44%	No fee	Up to 90% of discounted purchase price (plus lender fees)	4%, 3%	BBR + 2.25%	RTB85
	5-year fixed	6.79%	No fee		4%, 4%, 3%, 3%, 2%	BBR + 3.50%	RTB86
	2-year fixed	7.54%	No fee	Up to 100% of discounted purchase price (plus lender fees)	4%, 3%	BBR + 2.25%	RTB87
	5-year fixed	6.89%	No fee		4%, 4%, 3%, 3%, 2%	BBR + 3.50%	RTB88

# 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	7.54%	No fee	Refund of valuation (max £630)	4%, 3%	BBR + 2.25%	HBB75
	5-year fixed	6.79%	No fee		4%, 4%, 3%, 3%, 2%	BBR + 3.50%	HBB76

# 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	7.54%	No fee	Refund of valuation (max £630)	4%, 3%	BBR + 2.25%	HBB77
	5-year fixed	6.79%	No fee		4%, 4%, 3%, 3%, 2%	BBR + 3.50%	HBB78

# 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:** 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.

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.	

## OTHER FEES.

Standard valuation and assessment fee is payable on application to Precise Mortgages for all products. The amount charged includes both fees. The valuation fee is refundable if the valuation is not carried out.

**Telegraphic transfer fee:** £25

**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.**

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# PRECISE.

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