







# Residential Mortgages

## Product Guide

12 February 2025

 Premier	 Platinum	 Prime Plus
 Prime	 Near Prime	 Right to Buy and Shared Ownership



Office based underwriting support



Fast Track remortgage service



Referrals considered



On-site legal team



Purchases and Remortgages up to 90% LTV



Unencumbered property



First Time Buyers up to 95% LTV



Right to Buy and Shared Ownership



Interest Only available up to age 75



£25k - £1.5m with loans up to £2.5m considered by referral



No credit score: each case is assessed on its own merits



Skilled Worker Visa accepted up to 90% LTV



Employed, 1 year self-employed and contractors



Capital Raise up to 90% for Debt Consolidation



Loan terms 5- 40 years with maximum age of 85 at the end of the term



England, Wales and Scotland



Improved AVM criteria for remortgages and transfer of equity mortgages



Gifted deposits and developer incentives



Married (sole proprietor) / co-habiting borrowers



LTI Boost Range offering uncapped LTI's over 5.0 times income

**Fast track legal services available for remortgage applications for a fixed fee of £99**

		Products							
Category	Product Type	65%	70%	75%	80%	85%	90%	95% <small>(FTB Only)</small>	Product Fee
<b>Core</b> 95% LTV Max 5x LTI	2-year fixed	5.99%	6.09%	6.09%	6.24%	6.79%	7.39%	7.79%	£1,495
	5-year fixed	5.89%	5.99%	5.99%	6.14%	6.69%	7.29%	7.69%	£1,495
	Lifetime tracker with ERC	BBR + 2.19%	BBR + 2.29%	BBR + 2.29%	BBR + 2.59%	BBR + 3.19%	BBR + 3.59%	BBR + 4.39%	£1,495
	Lifetime tracker w/o ERC	BBR + 2.55%	BBR + 2.65%	BBR + 2.65%	BBR + 2.95%	BBR + 3.55%	BBR + 3.95%	BBR + 4.75%	£1,495
<b>Fee Assist</b> 95% LTV Max 5x LTI	2-year fixed	6.64%	6.74%	6.74%	6.89%	7.44%	8.04%	8.44%	£0
	5-year fixed	6.14%	6.24%	6.24%	6.39%	6.99%	7.59%	7.99%	£0
	2-year fixed <small>(Valuation Refund* Purchase Only)</small>						8.11%	8.51%	£0
	5-year fixed <small>(Valuation Refund* Purchase Only)</small>						7.63%	8.03%	£0
<b>LTI Boost**</b> 80% LTV Uncapped LTI	2-year fixed	6.39%	6.49%	6.49%	6.64%				£1,495
	5-year fixed	6.29%	6.39%	6.39%	6.54%				£1,495
	Lifetime tracker with ERC	BBR + 2.69%	BBR + 2.79%	BBR + 2.79%	BBR + 3.09%				£1,495
	Lifetime tracker w/o ERC	BBR + 3.05%	BBR + 3.15%	BBR + 3.15%	BBR + 3.45%				£1,495

\*The valuation will be refunded within 30 days of the completion of the loan

\*\*Minimum household income of £50,000 is required. Only available as capital repayment.

Key criteria				
Acceptable adverse	Loan Amount	LTV Limit	Applicant	Fees & ERCs
<b>Satisfied defaults:</b> 0 for balances >£500 in 36 months <b>Unsatisfied defaults:</b> 0 for balances >£500 in 36 months <b>Satisfied CCJs:</b> 0 for balances >£500 in 36 months <b>Unsatisfied CCJs:</b> 0 for balances >£500 in 36 months <b>Max total CCJ value:</b> £5,000 <b>Secured arrears:</b> 0 in 36 months and up to date <b>Unsecured arrears:</b> 1 in 12 months for balances >£500 and up to date <b>Payday loans:</b> 0 in 36 months <b>Discharged DMPs:</b> 0 in 72 months <b>Current DMPs:</b> Not accepted <b>Bankruptcies / IVAs:</b> 0 in 72 months (i) An explanation is required for all adverse credit, especially in cases of a worsening credit profile. (ii) Unsecured credit with balances below £500 are excluded from plan assessments but will be reviewed for affordability. (iii) Utilities and comms suppliers' payment profiles are not taken into account for plan assessment purposes (excluding CCJs and defaults).	<b>Minimum loan size:</b> £25,000  <b>Maximum loan size*:</b> £1,500,000 £1,250,000 £1,000,000 £750,000 £600,000 £500,000 £500,000  *for unencumbered: loan sizes are capped at £500,000 and max LTV is 75%.  Loan sizes up to £2.5m considered by referral. Lender fee is excluded from LTV calculation capped at max of 90% LTV. Fees cannot be added above gross maximum LTV of 90%.	65% 70% 75% 80% 85% 90% 95%	<b>Minimum age:</b> 21 years <b>Maximum age:</b> Capital Repayment = Loan term to finish by 85th birthday Interest Only = Loan term to finish by 75th birthday <b>Maximum number of applicants:</b> 2 <b>Minimum income for capital repayment:</b> Core: £15,000 main income earner LTI Boost: £50,000 household income <b>Minimum income for interest only:</b> £50,000 for primary or £75,000 for joint <b>Over 10 years from retirement:</b> Work off current income with proof of pension <b>Within 10 years of retirement:</b> Work off lower of current income or pension income <b>Bonus / Overtime / Commission:</b> Up to 100% can be used if regular and consistent <b>Married / Co-habiting applicants</b> Applications from married individuals applying in their sole name accepted. We can also consider adding non-owning spouses / partners to mortgage application.	<b>Application fee:</b> £199 Please see our legal and valuation tariff for details on legal and valuation fees. <b>ERCs</b> 2yr fix 2%/1% 5yr fix 5%/5%/4%/3%/2% <b>Lifetime Tracker with ERC</b> 2%/1% <b>Additional Criteria</b> <b>Self employed:</b> Minimum 2 year trading history <b>Employed:</b> Minimum time in employment of 3 months <b>First time buyer:</b> Accepted. For 95% LTV: additional applicants considered where they have not owned a property in the last 5 years. <b>Borrowers living with family accepted.</b> <b>Interest only:</b> Not available for LTI Boost <b>Unencumbered:</b> Not available for LTI Boost <b>New build:</b> Flats up 75% LTV, houses up to 90% LTV <b>Debt consolidation:</b> Available up to 90% LTV - all unsecured debts are paid directly from BACS. <b>Visa holders:</b> Skilled Worker, Health & Care or UK Ancestry visas accepted provided they have >24 months UK residency.
<b>Loan Term</b>				
<b>Minimum - 5 years ; maximum - 40 years</b>				

Repayment methods Capital and interest

Interest only - maximum LTV 75%

Affordability will be calculated according to the repayment method selected.

**AVM criteria**

- Up to loan sizes of £300,000
- Max LTV 75% subject to Confidence Level
- Available up to property values of £1m
- Available for remortgages, unencumbered properties and transfer of equity

**Fast track legal services available for remortgage applications for a fixed fee of £99**

Products								
Category	Product Type	65%	70%	75%	80%	85%	90%	Product Fee
<b>Core</b> 90% LTV Max 5x LTI	2-year fixed	6.09%	6.19%	6.19%	6.34%	6.89%	7.49%	£1,495
	5-year fixed	5.99%	6.09%	6.09%	6.24%	6.79%	7.39%	£1,495
	Lifetime Tracker with ERC	BBR + 2.29%	BBR + 2.39%	BBR + 2.39%	BBR + 2.69%	BBR + 3.29%	BBR + 3.69%	£1,495
	Lifetime Trackers W/o ERC	BBR + 2.65%	BBR + 2.75%	BBR + 2.75%	BBR + 3.05%	BBR + 3.65%	BBR + 4.05%	£1,495
<b>Fee Assist</b> 90% LTV Max 5x LTI	2-year fixed	6.74%	6.84%	6.84%	6.99%	7.54%	8.14%	£0
	5-year fixed	6.24%	6.34%	6.34%	6.49%	7.09%	7.69%	£0
	2-year fixed <b>Valuation Refund*</b> <b>Purchase Only</b>						8.21%	£0
	5-year fixed <b>Valuation Refund*</b> <b>Purchase Only</b>						7.73%	£0
	Lifetime Tracker with ERC	BBR + 2.79%	BBR + 2.89%	BBR + 2.89%	BBR + 3.19%			£1,495
<b>LTI Boost**</b> 80% LTV Uncapped LTI	2-year fixed	6.49%	6.59%	6.59%	6.74%			£1,495
	5-year fixed	6.39%	6.49%	6.49%	6.64%			£1,495
	Lifetime Tracker with ERC	BBR + 2.79%	BBR + 2.89%	BBR + 2.89%	BBR + 3.19%			£1,495
	Lifetime Trackers W/o ERC	BBR + 3.15%	BBR + 3.25%	BBR + 3.25%	BBR + 3.55%			£1,495

\*The valuation will be refunded within 30 days of the completion of the loan

\*\*Minimum household income of £50,000 is required. Only available as capital repayment.

Key criteria				
Acceptable adverse	Loan Amount	LTV Limit	Applicant	Fees
<b>Satisfied defaults:</b> 0 for balances >£500 in 24 months <b>Unsatisfied defaults:</b> 0 for balances >£500 in 24 months <b>Satisfied CCJs:</b> 0 for balances >£500 in 24 months <b>Unsatisfied CCJs:</b> 0 for balances >£500 in 24 months <b>Max total CCJ value:</b> Over £5000 by referral <b>Secured arrears:</b> 0 in 24 months and up to date <b>Unsecured arrears:</b> Max Status 2 in 12 months for balances >£500 and up to date <b>Payday loans:</b> 0 in 24 months <b>Discharged DMPs:</b> 0 in 72 months <b>Current DMPs:</b> Not accepted <b>Bankruptcies / IVAs:</b> 0 in 72 months (i) An explanation is required for all adverse credit, especially in cases of a worsening credit profile. (ii) Unsecured credit with balances below £500 are excluded from plan assessments but will be reviewed for affordability. (iii) Utilities and comms suppliers' payment profiles are not taken into account for plan assessment purposes (excluding CCJs and defaults).	<b>Minimum loan size:</b> £25,000  <b>Maximum loan size*:</b> £1,500,000 £1,250,000 £1,000,000 £750,000 £600,000 £500,000 *for unencumbered: loan sizes are capped at £500,000 and max LTV is 75%.  Loan sizes up to £2.5m considered by referral. Lender fee is excluded from LTV calculation capped at max of 90% LTV. Fees cannot be added above gross maximum LTV of 90%.	65% 70% 75% 80% 85% 90%	<b>Minimum age:</b> 21 years <b>Maximum age:</b> Capital Repayment = Loan term to finish by 85th birthday Interest Only = Loan term to finish by 75th birthday <b>Maximum number of applicants:</b> 2 <b>Minimum income for capital repayment:</b> Core: £15,000 main income earner LTI Boost: £50,000 household income <b>Minimum income for interest only:</b> £50,000 for primary or £75,000 for joint <b>Over 10 years from retirement:</b> Work off current income with proof of pension e.g. payslip showing pension deduction <b>Within 10 years of retirement</b> Work off lower of current income or pension income <b>Bonus/ Overtime/ Commission</b> Up to 100% can be used if regular and consistent <b>Married / Co-habiting applicants</b> Applications from married individuals applying in their sole name accepted. We can also consider adding non-owning spouses / partners to mortgage application.	<b>Application fee:</b> £199 Please see our legal and valuation tariff for details on legal and valuation fees. <b>ERCs</b> <b>2yr fix</b> 2%/1% <b>5yr fix</b> 5%/5%/4%/3%/2% <b>Lifetime Tracker with ERC</b> 2%/1% <b>Additional Criteria</b> <b>Self employed:</b> Minimum 2 year trading history <b>Employed:</b> Minimum time in employment of 3 months <b>First Time Buyer:</b> Accepted <b>Borrowers living with family accepted.</b> <b>Interest only:</b> Not available for LTI Boost <b>Unencumbered:</b> Not available for LTI Boost <b>New build:</b> Flats up 75% LTV, houses up to plan max LTV <b>Debt consolidation:</b> Available up to 90% LTV - all unsecured debts are paid directly from BACS. <b>Visa holders:</b> Skilled Worker, Health & Care or UK Ancestry visas accepted provided they have >24 months UK residency.
<b>Loan Term</b>	Minimum - 5 years ; maximum - 40 years			

Repayment methods **Capital and interest**

**Interest only** - maximum LTV 75%

Affordability will be calculated according to the repayment method selected.

**AVM criteria**

- Up to loan sizes of £300,000
- Max LTV 75% subject to Confidence Level
- Available up to property values of £1m
- Available for remortgages, unencumbered properties and transfer of equity


**Fast track legal services available for remortgage applications for a fixed fee of £99**

Products							
Category	Product Type	65%	70%	75%	80%	85%	Product Fee
<b>Core</b> 85% LTV Max 5x LTI	2-year fixed	6.29%	6.39%	6.39%	6.54%	7.09%	£1,495
	5-year fixed	6.19%	6.29%	6.29%	6.44%	6.99%	£1,495
	Lifetime Tracker with ERC	BBR + 2.49%	BBR + 2.59%	BBR + 2.59%	BBR + 2.89%	BBR + 3.49%	£1,495
	Lifetime Trackers W/o ERC	BBR + 2.85%	BBR + 2.95%	BBR + 2.95%	BBR + 3.25%	BBR + 3.85%	£1,495
<b>Fee Assist</b> 85% LTV Max 5x LTI	2-year fixed	6.94%	7.04%	7.04%	7.19%	7.74%	£0
	5-year fixed	6.44%	6.54%	6.54%	6.69%	7.29%	£0
<b>LTI Boost*</b> 80% LTV Uncapped LTI	2-year fixed	6.69%	6.79%	6.79%	6.94%		£1,495
	5-year fixed	6.59%	6.69%	6.69%	6.84%		£1,495
	Lifetime Tracker with ERC	BBR + 2.99%	BBR + 3.09%	BBR + 3.09%	BBR + 3.39%		£1,495
	Lifetime Trackers W/o ERC	BBR + 3.35%	BBR + 3.45%	BBR + 3.45%	BBR + 3.75%		£1,495

\*Minimum household income of £50,000 is required. Only available as capital repayment.

Key criteria				
Acceptable adverse	Loan Amount	LTV Limit	Applicant	Fees
<b>Satisfied defaults:</b> 0 for balances >£500 in 12 months <b>Unsatisfied defaults:</b> 0 for balances >£500 in 12 months <b>Satisfied CCJs:</b> 0 for balances >£500 in 12 months <b>Unsatisfied CCJs:</b> 0 for balances >£500 in 12 months <b>Max total CCJ value:</b> Over £7500 by referral <b>Secured arrears:</b> 0 in 12 months and up to date <b>Unsecured arrears:</b> 0 in 12 months and up to date Accepted where outstanding arrears being cleared by the mortgage <b>Payday loans:</b> 0 in 12 months <b>Discharged DMPs:</b> 0 in 72 months <b>Current DMPs:</b> Not accepted <b>Bankruptcies / IVAs:</b> 0 in 72 months (i) An explanation is required for all adverse credit, especially in cases of a worsening credit profile. (ii) Unsecured credit with balances below £500 are excluded from plan assessments but will be reviewed for affordability. (iii) Utilities and comms suppliers' payment profiles are not taken into account for plan assessment purposes (excluding CCJs and defaults).	<b>Minimum loan size:</b> £25,000  <b>Maximum loan size*:</b> £1,500,000 £1,250,000 £1,000,000 £750,000 £600,000  *for unencumbered: loan sizes are capped at £500,000 and max LTV is 75%.  Loan sizes up to £2.5m considered by referral.  Lender fee is excluded from LTV calculation.	65% 70% 75% 80% 85%	<b>Minimum age:</b> 21 years <b>Maximum age:</b> Capital Repayment = Loan term to finish by 85th birthday Interest Only = Loan term to finish by 75th birthday <b>Maximum number of applicants:</b> 2 <b>Minimum income for capital repayment:</b> Core: £15,000 main income earner LTI Boost: £50,000 household income <b>Minimum income for interest only:</b> £50,000 for primary or £75,000 for joint <b>Over 10 years from retirement:</b> Work off current income with proof of pension e.g. payslip showing pension deduction <b>Within 10 years of retirement</b> Work off lower of current income or pension income <b>Bonus/ Overtime/ Commission</b> Up to 100% can be used if regular and consistent <b>Married / Co-habiting applicants</b> Applications from married individuals applying in their sole name accepted. We can also consider adding non-owning spouses / partners to mortgage application.	<b>Application fee:</b> £199 Please see our legal and valuation tariff for details on legal and valuation fees. <b>ERCs</b> <b>2yr fix</b> 2%/1% <b>5yr fix</b> 5%/5%/4%/3%/2% <b>Lifetime Tracker with ERC</b> 2%/1% <b>Additional Criteria</b> <b>Self employed:</b> Minimum 1 year trading history <b>Employed:</b> Minimum time in employment of 3 months <b>First time buyer:</b> Accepted <b>Interest only:</b> Not available for LTI boost <b>Unencumbered:</b> Not available for LTI Boost <b>New build:</b> Flats up 75% LTV, houses up to plan max LTV <b>Debt consolidation:</b> Available up to 85% LTV - all unsecured debts are paid directly from BACS. <b>Visa holders:</b> Skilled Worker, Health & Care or UK Ancestry visas accepted provided they have >24 months UK residency.
<b>Loan Term</b>	<b>Minimum - 5 years ; maximum - 40 years</b>			

Repayment methods **Capital and interest**

**Interest only** - maximum LTV 75%

Affordability will be calculated according to the repayment method selected.

**AVM criteria**

- Up to loan sizes of £300,000
- Max LTV 75% subject to Confidence Level

- Available up to property values of £1m

- Available for remortgages, unencumbered properties and transfer of equity

**Fast track legal services available for remortgage applications for a fixed fee of £99**

Products						
Category	Product Type	65%	70%	75%	80%	Product Fee
<b>Core</b> 80% LTV Max 5x LTI	2-year fixed	6.84%	6.94%	6.94%	7.09%	£1,495
	5-year fixed	6.74%	6.84%	6.84%	6.99%	£1,495
	Lifetime Tracker with ERC	BBR + 3.05%	BBR + 3.15%	BBR + 3.15%	BBR + 3.45%	£1,495
	Lifetime Tackers W/o ERC	BBR + 3.39%	BBR + 3.49%	BBR + 3.49%	BBR + 3.79%	£1,495
<b>Fee Assist</b> 80% LTV Max 5x LTI	2-year fixed	7.49%	7.59%	7.59%	7.74%	£0
	5-year fixed	6.99%	7.09%	7.09%	7.24%	£0
<b>LTI Boost*</b> 80% LTV Uncapped LTI	2-year fixed	7.24%	7.34%	7.34%	7.49%	£1,495
	5-year fixed	7.14%	7.24%	7.24%	7.39%	£1,495
	Lifetime Tracker with ERC	BBR + 3.55%	BBR + 3.65%	BBR + 3.65%	BBR + 3.95%	£1,495
	Lifetime Tackers W/o ERC	BBR + 3.89%	BBR + 3.99%	BBR + 3.99%	BBR + 4.29%	£1,495

\*Minimum household income of £50,000 is required. Only available as capital repayment.

Key criteria			
Acceptable adverse	Loan Amount	LTV Limit	Applicant
<b>Satisfied defaults:</b> Accepted <b>Unsatisfied defaults:</b> 0 for balances >£500 in 6 months <b>Satisfied CCJs:</b> Accepted <b>Unsatisfied CCJs:</b> 0 for balances >£500 in 6 months <b>Max total CCJ value:</b> Not Applicable <b>Secured arrears:</b> 1 in 12 months and 0 in 6 months <b>Unsecured arrears:</b> Accepted where outstanding arrears being cleared by the mortgage <b>Payday loans:</b> 0 in 6 months <b>Discharged DMPs:</b> 0 in 36 months <b>Current DMPs:</b> Not accepted <b>Bankruptcies / IVAs:</b> 0 in 72 months (i) An explanation is required for all adverse credit, especially in cases of a worsening credit profile. (ii) Unsecured credit with balances below £500 are excluded from plan assessments but will be reviewed for affordability. (iii) Utilities and comms suppliers' payment profiles are not taken into account for plan assessment purposes (excluding CCJs and defaults).	<b>Minimum loan size:</b> £25,000  <b>Maximum loan size*:</b> £1,000,000 £850,000 £750,000 £600,000  *for unencumbered: loan sizes are capped at £500,000 and max LTV is 75%.  Loan sizes up to £2.5m considered by referral.	65% 70% 75% 80%	<b>Applicant</b> <b>Minimum age:</b> 21 years <b>Maximum age:</b> Capital Repayment = Loan term to finish by 85th birthday Interest Only = Loan term to finish by 75th birthday <b>Maximum number of applicants:</b> 2 <b>Minimum income for capital repayment:</b> Core: £15,000 main income earner LTI Boost: £50,000 household income <b>Minimum income for interest only:</b> £50,000 for primary or £75,000 for joint <b>Over 10 years from retirement:</b> Work off current income with proof of pension e.g. payslip showing pension deduction <b>Within 10 years of retirement</b> Work off lower of current income or pension income <b>Bonus/ Overtime/ Commission</b> Up to 100% can be used if regular and consistent <b>Married / Co-habiting applicants</b> Applications from married individuals applying in their sole name accepted. We can also consider adding non-owning spouses / partners to mortgage application.
			<b>Fees</b> <b>Application fee:</b> £199 Please see our legal and valuation tariff for details on legal and valuation fees. <b>ERCs</b> <b>2yr fix</b> 2%/1% <b>5yr fix</b> 5%/5%/4%/3%/2% <b>Lifetime Tracker with ERC</b> 2%/1% <b>Additional Criteria</b> <b>Self employed:</b> Minimum 1 year trading history <b>Employed:</b> Minimum time in employment of 3 months <b>First Time Buyer:</b> 12 months current rental history required (applicants living with family considered by referral) <b>Interest only:</b> Not available for LTI Boost <b>Unencumbered:</b> Not available for LTI Boost <b>New build:</b> Flats up 75% LTV, houses up to plan max LTV <b>Debt consolidation:</b> Available up to 80% LTV - all unsecured debts are paid directly from BACS. <b>Visa holders:</b> Skilled Worker, Health & Care or UK Ancestry visas accepted provided they have >24 months UK residency.
<b>Loan Term</b> <b>Minimum - 5 years ; maximum - 40 years</b>	Lender fee is excluded from LTV calculation.		

Repayment methods **Capital and interest**

**Interest only** - maximum LTV 75%

Affordability will be calculated according to the repayment method selected.

**AVM criteria**

- Up to loan sizes of £300,000
- Max LTV 70% subject to Confidence Level
- Available up to property values of £1m
- Available for remortgages, unencumbered properties and transfer of equity


**Fast track legal services available for remortgage applications for a fixed fee of £99**

Products					
Category	Product Type	65%	70%	75%	Product Fee
<b>Core</b> Max 5x LTI 75% LTV	2-year fixed	7.89%	7.99%	7.99%	£1,495
	5-year fixed	7.79%	7.89%	7.89%	£1,495
	Lifetime Tracker with ERC	BBR + 3.89%	BBR + 3.99%	BBR + 3.99%	£1,495
	Lifetime Trackers W/o ERC	BBR + 4.25%	BBR + 4.35%	BBR + 4.35%	£1,495
<b>Fee Assist</b> Max 5x LTI 75% LTV	2-year fixed	8.54%	8.64%	8.64%	£0
	5-year fixed	8.09%	8.19%	8.19%	£0

Key criteria				
Acceptable adverse	Loan Amount	LTV Limit	Applicant	Fees
<b>Satisfied defaults:</b> Accepted <b>Unsatisfied defaults:</b> 1 for balances >£500 in 12 months <b>Satisfied CCJs:</b> Accepted <b>Unsatisfied CCJs:</b> 1 for balances >£500 in 12 months <b>Max total CCJ value:</b> Not Applicable <b>Secured arrears:</b> 1 in 12 months and 0 in 3 months <b>Unsecured arrears:</b> Accepted <b>Payday loans:</b> 0 in 3 months <b>Discharged DMPs:</b> Accepted with satisfactory explanation <b>Current DMPs:</b> Accepted if being discharged directly from the mortgage proceeds & satisfactory explanation. <b>Bankruptcies / IVAs:</b> 0 in 72 months (i) An explanation is required for all adverse credit, especially in cases of a worsening credit profile. (ii) Unsecured credit with balances below £500 are excluded from plan assessments but will be reviewed for affordability. (iii) Utilities and comms suppliers' payment profiles are not taken into account for plan assessment purposes (excluding CCJs and defaults).	<b>Minimum loan size:</b> £25,000  <b>Maximum loan size*:</b> £750,000 £650,000 £500,000  *for unencumbered: loan sizes are capped at £500,000  Loan sizes up to £2.5m considered by referral.	65% 70% 75%	<b>Minimum age:</b> 21 years <b>Maximum age:</b> Loan term to finish by 85th birthday <b>Maximum number of applicants:</b> 2 <b>Minimum income:</b> £15,000 main income earner <b>Over 10 years from retirement:</b> Work off current income with proof of pension e.g. payslip showing pension deduction <b>Within 10 years of retirement</b> Work off lower of current income or pension income <b>Bonus/ Overtime/ Commission</b> Up to 100% can be used if regular and consistent <b>Married / Co-habiting applicants</b> Applications from married individuals applying in their sole name accepted. We can also consider adding non-owning spouses / partners to the mortgage application.	<b>Application fee:</b> £199 Please see our legal and valuation tariff for details on legal and valuation fees. <b>ERCs</b> <b>2yr fix</b> 2%/1% <b>5yr fix</b> 5%/5%/4%/3%/2% <b>Lifetime Tracker with ERC</b> 2%/1% <b>Additional Criteria</b> <b>Self employed:</b> Minimum 1 year trading history <b>Employed:</b> Minimum time in employment of 3 months <b>First Time Buyer:</b> Not accepted <b>Interest only:</b> Not available <b>New build:</b> Flats up 75% LTV, houses up to plan max LTV <b>Debt consolidation:</b> Available up to 75% LTV - all unsecured debts are paid directly from BACS. <b>Visa holders:</b> Skilled Worker, Health & Care or UK Ancestry visas accepted provided they have >24 months UK residency.
<b>Loan Term</b>	Lender fee is excluded from LTV calculation.			
<b>Minimum - 5 years ; maximum - 40 years</b>				

**Repayment methods** Capital and interest

Affordability will be calculated according to the repayment method selected.

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- Max LTV 70% subject to Confidence Level
- Available up to property values of £1m
- Available for remortgages, unencumbered properties and transfer of equity



Premier

Platinum

Prime Plus

Prime

Near Prime

Right to Buy

Shared Ownership



West One

**Fast track legal services available for remortgage applications for a fixed fee of £99**

Products					
Category	Product Type	90% LSV	95% LSV	100% LSV	Product Fee
<b>Shared Ownership - Purchases &amp; Remortgages</b> <span>75% LTV</span> <span>Max 5x LTI</span>	2-year fixed	6.84%	6.94%	7.34%	£1,495
	5-year fixed	6.44%	6.54%	6.94%	£1,495
	2-year fixed <span>Fee assist</span>	7.44%	7.54%	7.94%	£0
	5-year fixed <span>Fee assist</span>	6.69%	6.79%	7.19%	£0

Key criteria					
Acceptable adverse	Loan Amount	LTV Limit	Applicant	Fees	
<b>Satisfied defaults:</b> 0 for balances >£500 in 12 months <b>Unsatisfied defaults:</b> 0 for balances >£500 in 12 months <b>Satisfied CCJs:</b> 0 for balances >£500 in 12 months <b>Unsatisfied CCJs:</b> 0 for balances >£500 in 12 months <b>Max total CCJ value:</b> Over £7500 by referral <b>Secured arrears:</b> 0 in 12 months and up to date <b>Unsecured arrears:</b> Accepted if up to date <b>Payday loans:</b> 0 in 12 months <b>Discharged DMPs:</b> 0 in 72 months <b>Current DMPs:</b> Not accepted <b>Bankruptcies / IVAs:</b> 0 in 72 months	<b>Minimum loan size:</b> £25,000  <b>Maximum loan size*:</b> £450,000 (London) £400,000 (outside of London) *Loans over £450,000 considered by referral	75%  75%	<b>Minimum age:</b> 21 years <b>Maximum age:</b> Loan term to finish by 85th birthday <b>Maximum number of applicants:</b> 2 <b>Minimum income:</b> £15,000 main income earner <b>Over 10 years from retirement:</b> Work off current income with proof of pension e.g. payslip showing pension deduction <b>Within 10 years of retirement</b> Work off lower of current income or pension income <b>Bonus/ Overtime/ Commission</b> Up to 100% can be used if regular and consistent <b>Married / Co-habiting applicants</b> Applications from married individuals applying in their sole name accepted. We can also consider adding non-owning spouses / partners to the mortgage application.	<b>Application fee:</b> £199 Please see our legal and valuation tariff for details on legal and valuation fees. <b>ERCs</b> <b>2yr fix</b> 2%/1% <b>5yr fix</b> 5%/5%/4%/3%/2%	
(i) An explanation is required for all adverse credit, especially in cases of a worsening credit profile. (ii) Unsecured credit with balances below £500 are excluded from plan assessments but will be reviewed for affordability. (iii) Utilities and comms suppliers' payment profiles are not taken into account for plan assessment purposes (excluding CCJs and defaults).			<b>Key Shared Ownership Criteria</b> 1. Up to 100% of shares being purchased up to a maximum of 75% of OMV 2. Minimum/maximum share: 25%/75% 3. Solicitors to confirm that the lease meets our requirements including a Mortgage Protection Clause and the ability to staircase to 100% 4. Like for like remortgages accepted where applicants have owned their share of the property for at least 12 month 5. Capital raising not permitted other than for transfer of equity transactions or staircasing		
<b>Loan Term</b> <b>Minimum - 5 years ; maximum - 40 years</b>		<b>Additional Criteria</b> <b>Self employed:</b> Minimum 1 year trading history <b>Employed:</b> Minimum time in employment of 3 months <b>First time buyer:</b> Accepted <b>Interest only:</b> Not available <b>Affordability:</b> Rental payment to be factored in <b>New build:</b> Flats up to 75% LTV, houses up to plan max LTV <b>Legal Services:</b> Dual representation available exclusively through our closed panel of solicitors. <b>Debt consolidation:</b> Not permitted. <b>Visa holders:</b> Skilled Worker, Health & Care or UK Ancestry visas accepted provided they have >24 months UK residency.			
<b>Location</b> 1. England, Wales and Isle of Wight Only 2. Available for shared ownership schemes registered in England and Wales with the Homes Community Agency (Homes England) and the Welsh Assembly (Shared Ownership Wales)					

Repayment methods

Capital and interest

Affordability will be calculated according to the repayment method selected.

Fixed rate products revert to BBR + 4.99%

Please refer to our full Criteria Guide for further information



# Credit Tiers

<b>NEW</b>	<b>Premier</b>	<b>Platinum</b>	<b>Prime Plus</b>	<b>Prime</b>	<b>Near Prime</b>	<b>Right to Buy (Prime Plus)</b>	<b>Shared Ownership (Prime Plus)</b>
<b>Max LTV</b>	95% (FTB only), 90% all other borrowers	90%	85%	80%	75%	Lower of 100% of discounted Purchase Price or 75% of OMV	Up to 100% of shares being purchased up to a max of 75% of OMV
<b>Satisfied Defaults</b>	0 > £500 in 36 months	0 > £500 in 24 months	0 > £500 in 12 months	Accepted	Accepted	0 > £500 in 12 months	0 > £500 in 12 months
<b>Unsatisfied Defaults</b>	0 > £500 in 36 months	0 > £500 in 24 months	0 > £500 in 12 months	0 > £500 in 6 months	1 > £500 in 12 months	0 > £500 in 12 months	0 > £500 in 12 months
<b>Satisfied CCJs</b>	0 > £500 in 36 months	0 > £500 in 24 months	0 > £500 in 12 months	Accepted	Accepted	0 > £500 in 12 months	0 > £500 in 12 months
<b>Unsatisfied CCJs</b>	0 > £500 in 36 months	0 > £500 in 24 months	0 > £500 in 12 months	0 > £500 in 6 months	1 > £500 in 12 months	0 > £500 in 12 months	0 > £500 in 12 months
<b>Max CCJ Value</b>	£5,000	Over £5,000 by referral	Over £7,500 by referral	Not applicable	Not applicable	Over £7,500 by referral	Over £7,500 by referral
<b>Secured Arrears</b>	0 in 36 months and up to date	0 in 24 months and up to date	0 in 12 months and up to date	1 in 12, none in 6 months	1 in 12, none in 3 months	0 in 12 months and up to date	0 in 12 months and up to date
<b>Unsecured Arrears</b>	1 in 12 months > £500 and up to date	2 in 12 months > £500 and up to date	Accepted when being cleared by the mortgage	Accepted when being cleared by the mortgage	Accepted	Accepted if up to date	Accepted if up to date
<b>Payday Loans</b>	0 in 36 months	0 in 24 months	0 in 12 months	0 in 6 months	0 in 3 months	0 in 12 months	0 in 12 months
<b>Discharged DMPs</b>	0 in 72 months	0 in 72 months	0 in 72 months	0 in 36 months	Accepted with satisfactory explanation	0 in 72 months	0 in 72 months
<b>Current DMPs</b>	Not accepted	Not accepted	Not accepted	Not accepted	Accepted if discharged from mortgage proceeds	Not accepted	Not accepted
<b>Bankruptcies/IVAs</b>	0 in 72 months	0 in 72 months	0 in 72 months	0 in 72 months	0 in 72 months	0 in 72 months	0 in 72 months

(i) An explanation is required for all adverse credit, especially in cases of a worsening credit profile. (ii) Unsecured credit with balances below £500 are excluded from plan assessments but will be reviewed for affordability. (iii) Utilities and comms suppliers' payment profiles are not taken into account for plan assessment purposes (excluding CCJs and defaults).