

Residential product guide

December 2025 | For intermediaries only

Key Product Criteria:

- ✓ Up to 5.5x LTI
- ✓ Limited Edition remortgage products available
- ✓ Criteria on completion
- ✓ No credit scoring
- ✓ Up to 4 defaults & 3 CCJs allowed in the last 3 years per applicant (unsatisfied)
- ✓ Ignore all CCJs & Defaults under £500
- ✓ Up to 2 missed payments per unsecured credit in the last 6 months



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Employed



Self Employed



Complex Credit



Contractors



Right to Buy

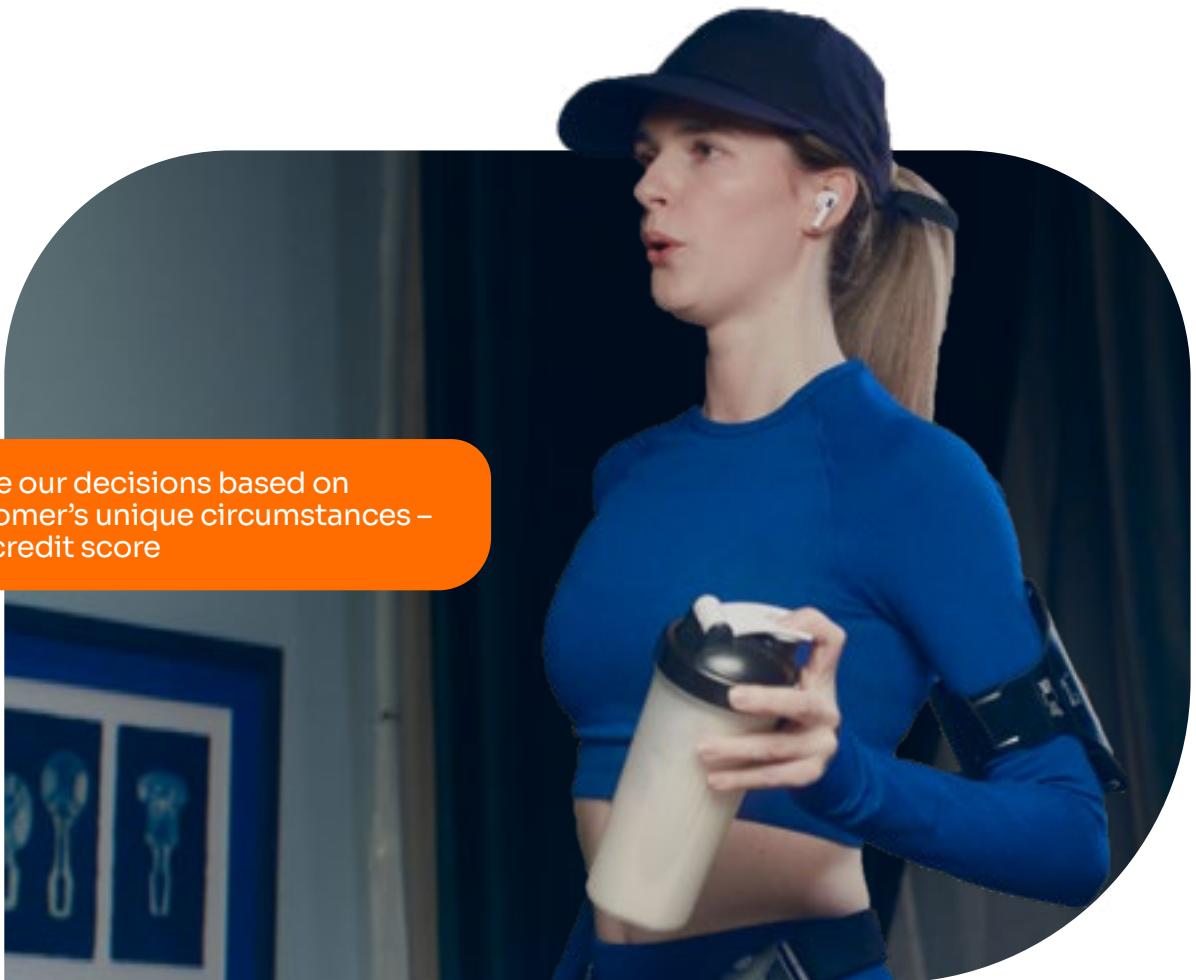
Bluestone.
mortgages

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We'll make our decisions based on
your customer's unique circumstances –
we don't credit score



Credit Categories for Residential Mortgages

Lending is based on the lowest credit tier of any individual applicant

Credit Category	Clear	AAA	AA	A	BBB			
Up to LTV	90%	85%	85%	80%	75%			
Defaults	1 (satisfied) in 36 months	1 in 36 months	2 in 36 months	3 in 36 months	4 in 36 months			
CCJs Number	0 in 36 months	1 (satisfied) in 36 months	2 in 36 months	3 in 36 months	3 in 36 months			
Missed mortgage / secured loan / rental payments	0 in 24 months	1 in 13 - 24 months	2 in 13 - 24 months	3 in 13 - 24 months	4 in 13 - 24 months			
Bankruptcy / Sequestration / DRO	> 6 years discharged	> 3 years discharged	> 3 years discharged	> 3 years discharged	> 3 years discharged			
IVA/Trust Deed	> 6 years discharged	> 3 years discharged	> 3 years discharged	> 3 years discharged	> 3 years discharged			
Pay Day Loans	0 in 12 months	0 in 6 months	Current					
Unsecured Arrears	Maximum of 5 unsecured credit accounts in arrears at the point of completion. The arrears can be ignored in the following circumstances: <ul style="list-style-type: none"> • If the balance of the loan is <£500 • If the account has defaulted or is part of a DMP / DAS 							
Unsecured Arrears (Recency)	<ul style="list-style-type: none"> • Arrears disregarded if balance <£500 • Maximum of 2 missed payments in the last 6 months per credit agreement • If balance >£500, the latest payment must have been made 							
Debt Management Plans / Debt Arrangement Schemes	DMP: OK if still in operation and can remain DAS: Must be repaid prior to / upon completion							

Notes

For joint borrowers, the product selection is based on the lowest credit tier of any applicant.

Defaults:

- 0 in the last 6 months; > 36 months ignored
- < £500, telecom or utilities ignored (even if it's in last 6 months)

CCJs Number:

- 0 in last the 6 months; > 36 months ignored
- < £500, telecom or utilities ignored (even if it's in the last 6 months)

Mortgage/Rent Arrears

- 0 in 12 months
- > 24 months ignored

Pay Day Loans

- Payday loan is defined as a loan < 12 months with an APR of at least 39%
- Includes any revolving credit used in the past 12 months
- All outstanding Pay Day Loans are to be cleared on or prior to completion
- Only one applicant can have had a Pay Day loan in the last 12 months

Debt Management Plans/Debt Arrangement Schemes

- Must be due to a life event and conducted satisfactorily

Bankruptcy/IVA

- The table above reflects our standard appetite for lending to customers with a bankruptcy or IVA. However, we may consider customers with a current IVA or a bankruptcy discharged for >1 year on a case-by-case basis.

Limited Edition – Remortgage only

£500 cashback
Free basic valuation
TT fee £35

Rate Term	Up to LTV	Clear	Fee	Reversion rate
2 Year Fixed	65%	5.69%	£795	7.55% (2.30% + BVR*)
	70%	5.79%	£795	7.55% (2.30% + BVR*)
	75%	5.89%	£795	7.70% (2.45% + BVR*)
Rate Term	Up to LTV	Clear	Fee	Reversion rate
5 Year Fixed	65%	5.54%	£795	7.55% (2.30% + BVR*)
	70%	5.59%	£795	7.55% (2.30% + BVR*)
	75%	5.64%	£795	7.70% (2.45% + BVR*)

Bluestone Standard Variable rate "BVR"	5.25%	The rate does not have a direct link to the Bank of England Base Rate (BBR), which is also reviewed regularly. Typically the BVR will move in line with BBR changes, but could also go up or down at any other point in time, as this is a variable rate set by Bluestone Mortgages and reviewed regularly.
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ERC	Year 1	Year 2	Year 3	Year 4	Year 5
2 Year Fixed	3%	2%			
5 Year Fixed	3%	2.5%	2%	1%	0.5%



Residential Mortgage Products

Purchase & Remortgage

£500 contribution
to solicitors costs -
remortgages only

Rate Term	Up to LTV	Clear	AAA	AA	A	BBB	Fee
2 Year Fixed	65%	5.79%	5.99%	6.34%	6.59%	6.64%	£1,495
	70%	5.89%	6.04%	6.39%	6.64%	6.69%	£1,495
	75%	5.99%	6.09%	6.44%	6.69%	6.74%	£1,495
	80%	6.04%	6.19%	6.64%	6.74%		£1,495
	85%	6.59%	6.79%	6.94%			£1,495
	90%	7.34%					£1,495
Rate Term	Up to LTV	Clear	AAA	AA	A	BBB	Fee
5 Year Fixed	65%	5.64%	5.84%	6.24%	6.34%	6.54%	£1,495
	70%	5.69%	5.89%	6.29%	6.39%	6.59%	£1,495
	75%	5.79%	5.94%	6.44%	6.49%	6.69%	£1,495
	80%	5.84%	6.04%	6.49%	6.64%		£1,495
	85%	6.39%	6.54%	6.79%			£1,495
	90%	7.04%					£1,495
Rate Term	Up to LTV	Clear	AAA	AA	A	BBB	Fee
Reversion Rate	65%	7.30% (2.30% + BVR*)	7.44% (2.44% + BVR*)	7.60% (2.60% + BVR*)	7.74% (2.74% + BVR*)	7.90% (2.90% + BVR*)	£1,495
	70%	7.30% (2.30% + BVR*)	7.44% (2.44% + BVR*)	7.60% (2.60% + BVR*)	7.74% (2.74% + BVR*)	7.90% (2.90% + BVR*)	£1,495
	75%	7.45% (2.45% + BVR*)	7.60% (2.60% + BVR*)	7.75% (2.75% + BVR*)	7.90% (2.90% + BVR*)	7.90% (2.90% + BVR*)	£1,495
	80%	7.55% (2.55% + BVR*)	7.70% (2.70% + BVR*)	7.85% (2.85% + BVR*)	7.95% (2.95% + BVR*)		£1,495
	85%	7.65% (2.65% + BVR*)	7.85% (2.85% + BVR*)	8.00% (3.00% + BVR*)			£1,495
	90%	7.85% (2.85% + BVR*)					£1,495

Bankruptcy/ Sequestration
DRO/IVA/Trust Deed

A loading of 1.00% applies to products AA, A and BBB for customers that have had an IVA/
Debt Relief Order/Trust Deed or Bankruptcy/Sequestration discharged in the last 6 years.

Bluestone Standard Variable rate "BVR"	5.00%	The rate does not have a direct link to the Bank of England Base Rate (BBR), which is also reviewed regularly. Typically the BVR will move in line with BBR changes, but could also go up or down at any other point in time, as this is a variable rate set by Bluestone Mortgages and reviewed regularly.	ERC	Year 1	Year 2	Year 3	Year 4	Year 5
			2 Year Fixed	3.00%	2.00%			
			3 Year Fixed	3.00%	2.50%	2.00%		
			5 Year Fixed	3.00%	2.50%	2.00%	1.00%	0.50%

Residential Mortgage Products

Purchase & Remortgage Fees Free

Rate Term	Up to LTV	Clear	AAA	AA	A	BBB
2 Year Fixed	65%	6.44%	6.64%	6.99%	7.24%	7.29%
	70%	6.54%	6.69%	7.04%	7.29%	7.34%
	75%	6.64%	6.74%	7.09%	7.34%	7.39%
	80%	6.69%	6.84%	7.29%	7.39%	
	85%	7.24%	7.44%	7.59%		
	90%	7.99%				
Rate Term	Up to LTV	Clear	AAA	AA	A	BBB
5 Year Fixed	65%	5.99%	6.19%	6.59%	6.69%	6.89%
	70%	6.04%	6.24%	6.64%	6.74%	6.94%
	75%	6.14%	6.29%	6.79%	6.84%	7.04%
	80%	6.19%	6.39%	6.84%	6.99%	
	85%	6.74%	6.89%	7.14%		
	90%	7.39%				
Rate Term	Up to LTV	Clear	AAA	AA	A	BBB
Reversion Rate	65%	7.95% (2.95% + BVR*)	8.09% (3.09% + BVR*)	8.25% (3.25% + BVR*)	8.39% (3.39% + BVR*)	8.55% (3.55% + BVR*)
	70%	7.95% (2.95% + BVR*)	8.09% (3.09% + BVR*)	8.25% (3.25% + BVR*)	8.39% (3.39% + BVR*)	8.55% (3.55% + BVR*)
	75%	8.10% (3.10% + BVR*)	8.25% (3.25% + BVR*)	8.40% (3.40% + BVR*)	8.55% (3.55% + BVR*)	8.55% (3.55% + BVR*)
	80%	8.20% (3.20% + BVR*)	8.35% (3.35% + BVR*)	8.50% (3.50% + BVR*)	8.60% (3.60% + BVR*)	
	85%	8.30% (3.30% + BVR*)	8.50% (3.50% + BVR*)	8.65% (3.65% + BVR*)		
	90%	8.50% (3.50% + BVR*)				

Bankruptcy/ Sequestration
DRO/IVA/Trust Deed

A loading of 1.00% applies to products AA, A and BBB for customers that have had an IVA/ Debt Relief Order/ Trust Deed or Bankruptcy/Sequestration discharged in the last 6 years.

Bluestone Standard Variable rate “BVR”	5.00%	The rate does not have a direct link to the Bank of England Base Rate (BBR), which is also reviewed regularly. Typically the BVR will move in line with BBR changes, but could also go up or down at any other point in time, as this is a variable rate set by Bluestone Mortgages and reviewed regularly.
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ERC	Year 1	Year 2	Year 3	Year 4	Year 5
2 Year Fixed	3.00%	2.00%			
3 Year Fixed	3.00%	2.50%	2.00%		
5 Year Fixed	3.00%	2.50%	2.00%	1.00%	0.50%

Fees Free Benefits

- No product fee
- Free basic valuation
- A £500 contribution to Solicitors costs (Remortgages Only)

Residential Income Criteria

	Criteria	Evidenced By
 Employed	<ul style="list-style-type: none"> Permanently employed, in continuous employment for more than 6 months and in current role for more than 3 months, and not in any probationary period on completion 	<ul style="list-style-type: none"> 3 months payslips and P60 Details of last 6 months employment Latest 1 months bank statements Employment reference may be required
	<ul style="list-style-type: none"> Bonus 50% of average earned in last 2 years 100% if this is guaranteed 	<ul style="list-style-type: none"> 2 years P60 or employment reference
	Commission/Overtime/Shift Pay <ul style="list-style-type: none"> 50% of average earned in last 3 months 100% if this is guaranteed 	<ul style="list-style-type: none"> 3 months payslips
	Car allowance/Location allowance <ul style="list-style-type: none"> Up to 100% if guaranteed Nil if not guaranteed 	<ul style="list-style-type: none"> 3 months payslips
 Self Employed	<ul style="list-style-type: none"> Minimum 12 months trading history For Sole Traders we'll accept net profit For Partnerships we'll accept their share of net profit Directors Pension/Car Allowance and Home Office Use included Ltd company directors, we'll accept salary and dividends Can use salary and net profit if the applicant(s) own 100% of the business 	<ul style="list-style-type: none"> 3 months business bank statements 3 months personal bank statement <p>If trading less than 2 years:</p> <ul style="list-style-type: none"> Latest SA302 tax calculation and corresponding tax overview or... Latest certified accounts <p>If trading is over 2 years:</p> <ul style="list-style-type: none"> Last 2 years SA302's tax calculations and corresponding tax overview or... Latest certified accounts Management or draft accounts are not acceptable <p>The evidence of income must cover the last full year's trading</p>
	Day rate contractors <ul style="list-style-type: none"> Day 1 contractor accepted Min 6 months industry experience Calculated as day rate x 5 x 48 No gaps of more than 6 weeks in the last 6 months 	<ul style="list-style-type: none"> Copy of current contract 3 months bank statements Employment reference may be required
 Contractors	PAYE Contractor <ul style="list-style-type: none"> Day 1 contractor accepted Min 6 months continuous employment 	<ul style="list-style-type: none"> Latest contract If new contract, we'll need to see evidence of 6 months history e.g. 6 months payslips 3 months bank statements
	Temp/Agency/Zero hour contractors <ul style="list-style-type: none"> 12 month history with the same employer and in current role for 3 months. Average of the last 12 months earnings 	<ul style="list-style-type: none"> 12 months payslips required to take an average 3 months bank statements
	CIS Workers <ul style="list-style-type: none"> 12 month history Average last 12 months earnings if using invoices, or use latest years SA302's 	<ul style="list-style-type: none"> Accept 12 months CIS vouchers or SA302's as income 3 months bank statements

Residential Income Criteria (continued)

Other	Criteria	Evidenced By
Maintenance	Up to 100% if received and evidenced for last 6 months	CSA orders
Casual Income	12 months employment history required, must be with current employer a minimum of 6 months	6 months payslips, P60 and 6 months bank statement
Directors/ Partners Fees	Up to 100%	Tax returns and 3 months bank statements
Investment Income	Up to 100% if guaranteed and sustainable	Solicitors/Accountant/Trust administrator verification
Pension Income	Up to 100%	<ul style="list-style-type: none"> Pension statement/letter or Sa302 & Tax Year Overview 3 months bank statements
Second Jobs	Must be permanent and been in role for 6 months	<ul style="list-style-type: none"> 3 months payslips and P60 3 months bank statements
Benefit Income	<p>We accept:</p> <ul style="list-style-type: none"> 100% of Working Tax Credits, Disability Living Allowance, Incapacity Benefit & Carers Allowance subject to a maximum of 30% of household income We can accept 100% of Child Tax Credits - the term of the mortgage cannot exceed the child's 16th birthday <p>We do not accept:</p> <ul style="list-style-type: none"> Child Benefit, JSA, Housing Benefit or DLA for non applicants i.e. being received by the app on behalf of a 3rd party/child 	Latest award letter
Other income we won't take into account	Statutory Sick Pay, Occupational Sick Pay, Self Certified Income	
Lending into Retirement	We may consider 100% an applicant's pre-retirement income beyond the maximum age 70 up to a maximum age 75 subject to qualifying criteria (and supporting evidence).	
Rental Income	<p>Portfolio Landlords (4+ properties): 100% of Net Rental Income after the portfolio is stressed at 125% of 5.50%</p> <p>Non-Portfolio Landlords: 75% of Net Rental Income</p>	6 months rental statements, or signed AST or bank statements showing 6 months rental income
Foster care Workers	12 month history	SA302's or last 12 months remittance slips/ invoices/reference from foster care agency to evidence income

Right to Buy Mortgage Products

We've expanded our product range!

Rate Term	Up to LTV	Clear	AAA	AA	A	BBB	Fee
5 Year Fixed	65%	6.29%	6.54%	6.84%	7.04%	7.24%	£1,495
	70%	6.34%	6.59%	6.89%	7.09%	7.29%	£1,495
	75%	6.39%	6.64%	6.94%	7.14%	7.29%	£1,495

Rate Term	Up to LTV	Clear	AAA	AA	A	BBB	Fee
Reversion Rate	65%	7.30% (2.30% + BVR*)	7.44% (2.44% + BVR*)	7.60% (2.60% + BVR*)	7.74% (2.74% + BVR*)	7.90% (2.90% + BVR*)	£1,495
	70%	7.30% (2.30% + BVR*)	7.44% (2.44% + BVR*)	7.60% (2.60% + BVR*)	7.74% (2.74% + BVR*)	7.90% (2.90% + BVR*)	£1,495
	75%	7.45% (2.45% + BVR*)	7.60% (2.60% + BVR*)	7.75% (2.75% + BVR*)	7.90% (2.90% + BVR*)	7.90% (2.90% + BVR*)	£1,495

Bankruptcy/DRO/IVA	A loading of 1.00% applies to products AA, A and BBB for customers that have had an IVA/Debt Relief Order or Bankruptcy discharged in the last 6 years.						
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Bluestone Standard Variable rate "BVR"	5.00%	The rate does not have a direct link to the Bank of England Base Rate (BBR), which is also reviewed regularly. Typically the BVR will move in line with BBR changes, but could also go up or down at any other point in time, as this is a variable rate set by Bluestone Mortgages and reviewed regularly.	ERC	Year 1	Year 2	Year 3	Year 4	Year 5
			5 Year Fixed	3.00%	2.50%	2.00%	1.00%	0.50%

Key Product Criteria

- Available on residential 5 year fixed rate range
- Lend 100% of discounted purchase price, up to a max 75% of open market value
- Available in conjunction with all standard criteria



Right to Buy Mortgage Products

We've expanded our Right To Buy Fees Free product range

Rate Term	Up to LTV	Clear	AAA	AA	A	BBB
5 Year Fixed	65%	6.64%	6.89%	7.19%	7.39%	7.59%
	70%	6.69%	6.94%	7.24%	7.44%	7.64%
	75%	6.74%	6.99%	7.29%	7.69%	7.64%

Rate Term	Up to LTV	Clear	AAA	AA	A	BBB
Reversion Rate	65%	7.95% (2.95% + BVR*)	8.09% (3.09% + BVR*)	8.25% (3.25% + BVR*)	8.39% (3.39% + BVR*)	8.55% (3.55% + BVR*)
	70%	7.95% (2.95% + BVR*)	8.09% (3.09% + BVR*)	8.25% (3.25% + BVR*)	8.39% (3.39% + BVR*)	8.55% (3.55% + BVR*)
	75%	8.10% 3.10% + BVR*)	8.25% (3.25% + BVR*)	8.40% (3.40% + BVR*)	8.55% (3.55% + BVR*)	8.55% (3.55% + BVR*)

Bankruptcy/DRO/IVA

A loading of 1.00% applies to products AA, A and BBB for customers that have had an IVA/Debt Relief Order or Bankruptcy discharged in the last 6 years.

Bluestone Standard Variable rate "BVR"	5.00%	The rate does not have a direct link to the Bank of England Base Rate (BBR), which is also reviewed regularly. Typically the BVR will move in line with BBR changes, but could also go up or down at any other point in time, as this is a variable rate set by Bluestone Mortgages and reviewed regularly.	ERC	Year 1	Year 2	Year 3	Year 4	Year 5
			5 Year Fixed	3.00%	2.50%	2.00%	1.00%	0.50%

Right to Buy Criteria

The Right to Buy scheme provides an opportunity for council tenants to buy their home at a discounted price.

Right to Buy	Criteria	
	From 21st November 2024, RTB discounts will reduce from their current levels and the maximum discounts allowed will be as follows:	
	Region	Maximum Discount
	North East	£22,000
	North West	£26,000
	Yorkshire & the Humber	£24,000
	East Midlands	£24,000
	West Midlands	£26,000
Property Types	Eastern	£34,000 (except the district of Watford, where it is £16,000)
	South East	£38,000 (except Chiltern, Epsom & Ewell, Hart, Oxford, Reading, Reigate & Banstead, Tonbridge & Malling, Vale of the White Horse and West Berkshire, where it is £16,000)
	South West	£30,000
	London	£16,000 (except the London boroughs of Barking & Dagenham & Havering, where it is £38,000)
	Applications for the RTB received by social landlords before 21st November 2024 from eligible tenants will still be eligible for discounts of up to £102,400 across England and £136,400 in London boroughs.	
Affordability	Affordability is assessed in line with our standard policy.	
Customer Type	Council tenants - only those named on the Section 125 RTB Notice can be party to the application.	
Transaction Type	Purchase only	
Minimum Term / Maximum Term	5 years / 40 years	
Minimum loan / Maximum Loan	£50,000 / £1,000,000	
Maximum LTV	Up to 100% of the discounted purchase price and a maximum of 75% LTV of the open market value as advised by a Bluestones valuer.	
Location	England only	
Additional Documents	Section 125 RTB Notice will be required to be able to complete the initial underwrite.	
How long is the mortgage offer valid for?	Offers will be valid for 4 months	

Valuation Fees and Application Criteria

Valuation Fees

Property Value	Valuation Report Only	Valuation Report Plus Homebuyers Report	Valuation Report Plus Building Survey
£75,000 – £150,000	£220	£490	£780
£150,001 – £200,000	£245	£545	£875
£200,001 – £250,000	£270	£600	£915
£250,001 – £300,000	£295	£660	£955
£300,001 – £350,000	£320	£705	£1,005
£350,001 – £400,000	£345	£745	£1,065
£400,001 – £450,000	£370	£790	£1,115
£450,001 – £500,000	£395	£820	£1,170
£500,001 – £600,000	£530	£915	£1,295
£600,001 – £700,000	£630	£1,010	£1,425
£700,001 – £800,000	£695	£1,130	£1,545
£800,001 – £900,000	£755	£1,255	£1,670
£900,001 – £1,000,000	£870	£1,380	£1,795
£1,000,000 +	Price available on request	Price available on request	Price available on request
Retype	£60	Transcripts of Scottish Home Reports will be acceptable where the report has been carried out by a valuer on the Bluestone Mortgages panel.	

Loan

Loan	Criteria
Term	5 – 40 years
Max Loan Amount	Residential £1,000,000 Clear 90% LTV £400,000
Repayment Type	Capital & Interest available on all loans
Mortgage Schemes not accepted	Homebuy/Key Worker Scheme/HTB in schemes not reported/ Shared Equity/Shared Ownership/Self Builds
Deposit	From own resources or gifted from close relative*
Portability	Not portable
Fees	Product fees can be added to the loan regardless of LTV. Restricted to maximum 90% LTV for Residential.

Valuation Fees and Application Criteria (continued)

Applicants

Applicants	Criteria
Maximum per application	4
Nationality & Residency	<p>Skilled Worker or Health & Care VISA accepted with the following criteria:</p> <ul style="list-style-type: none"> • A minimum of 1 years residency in the UK • A valid UK work permit/VISA. A minimum of 6 months remaining on the VISA. • Tiered LTV approach for Residential applications based on customers length of residency in the UK: <ul style="list-style-type: none"> • 1 year residency up to 80% LTV • 2 years residency up to 85% LTV • 3 years up to 90% LTV, • Minimum Income of £50k for Residential customers on an individual basis.
Age at application	<p>All applicants must be at least 20 years old</p> <p>For residential and affordability based applications, the term cannot take the applicants past their 75th Birthday.</p>
Residency (main applicants only)	<p>Permanent UK residency rights, permanent settled status.</p> <p>Resident in UK for at least 1 year, Please note that an application for settled status is not sufficient.</p>
Applicants not accepted	Guarantors/Expats/Diplomats

Fees Free Benefits

- No product fee
- Free basic valuation
- A £500 contribution to Solicitors costs (Remortgages Only)

- A close family member is defined as a parent, child, grandparent, brother, sister, uncle, aunt, foster parent or legal guardian which includes step relatives.

Tell us what you think

Here at Bluestone Mortgages, we pride ourselves not only on our service but communication and transparency with our brokers. Staying true to this, we'd really appreciate your honest feedback. If you could please take 60 seconds to write a review on the service you have received using Google Review or Trustpilot or both, we'd be very grateful!

Providing mortgage solutions for your customers is what we do best, not to mention helping thousands of customers secure their dream homes who have been turned down by high street lenders which is something we are very proud of. This feedback is invaluable and will help us to serve the broker community better by sharing your experiences of working with us during all parts of the application process.

We appreciate your business and want to make sure we understand what we did well and what we could do better in the future.

"We have found the process to be quick efficient and stress free and would highly recommend Bluestone..."



Trustpilot

Karen Staples

Rated 4.8 / 5

"A company that has real underwriters, that actually consider a persons circumstances rather than rely on a computer..."



Trustpilot

Stuart Peate

Rated 4.8 / 5

