

Residential Product Guide

Criteria Highlights

- ✓ Maximum age of 80 years considered at end of term
- ✓ Potential for a term of up to 45 years
- ✓ Packager credit tier available for higher adverse
- ✓ All Defaults and CCJs less than £500 are excluded from product tiering

What's New?

- ✓ New Pathway High LTV products with no assessment fee for limited time
- ✓ New Limited Editions
- ✓ Rate reductions on Right to Buy products by up to 0.50%
- ✓ DMP - we will no longer require evidence of conduct for active Debt Management Plans

Introducing...

Pathway

Vida's **Pathway range** makes homeownership more accessible by offering high LTV options – 90, 95 and 97% – with no assessment fees for a limited time.



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Vida Homeloans is a trading name of Vida Bank Limited, registered in England and Wales with company number 09837692 with its registered office at 1 Battle Bridge Lane, London, SE1 2HP. Vida Bank Limited is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and Prudential Regulation Authority with Financial Services Register Firm Reference Number 738741.

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Criteria Highlights

Impaired and improving credit

- All defaults and CCJs less than £500 are excluded from the product tiering
- Mortgage & unsecured arrears considered
- Applicants with Bankruptcy or IVA's allowed. On Packager Tier, 1 year after discharge

Self employed

- Minimum 1 years trading required
- 2 years evidence of income required unless only 1 years available due to time trading
- Salary, dividends and net profit considered
- Accepted across all products

Joint Borrower Sole Proprietor

- Up to 4 applicants accepted
- All incomes considered in affordability
- Minimum income of main applicant £15,000
- Parents (including step-parents and parents of a spouse) and children (including step or adopted), siblings, grandparents, aunts, uncles, cousins and nieces/nephews) accepted

Contractor and short work history

- 48x weekly rate for self employed
- Day 1 contractors considered with a minimum 1-years track record of employment within the same line of work
- Minimum 3 months remaining on current contract
- Contractors of any profession
- CIS workers & Umbrella contractors accepted

EU/EEA/Swiss and Foreign nationals

Acceptable Visas:-

- Foreign National with Indefinite Leave to Remain
- EU/EEA/Swiss National (Settled or Pre-Settled Status)
- Skilled Worker Visa
- British National (Overseas) Visa
- Health and Care Worker Visa
- Family Visa – Spouse or Partner
- Family Visa – Parent
- Family Visa – UK Ancestry
- Family Visa – Skilled Worker Dependent
- Innovator Founder Visa
- Investor Visa
- Global Talent Visa
- Minister of Religion Visa
- Sportsperson Visa

Specialist properties

- Ex-Public Sector properties
- New Build
- Flats above or adjacent to commercial accepted
- High-rise flats considered with no restrictions on the maximum number of storeys
- Right to Buy properties now accepted

Vida Pathway: High LTV

- Up to 97% LTV products with Fee Saver options
- Maximum loan of £750,000
- 2 and 5 year fixed options
- Available to first time buyers, home movers and for Foreign Nationals

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General and Credit Criteria

Application Criteria

Assessment Fee	£195. No application fee payable on Fee Saver Range.
Product Fee	Product fees can be added to loan above max LTV except 97%. Interest only up to 75% LTV including fees
Cashback	Cashback is available on our cashback product range and will be paid via the conveyancer on completion of the mortgage.
Overpayments	Where ERCs exist, up to 10% in any rolling 12-month period. As no ERCs on variable products there is no restriction on overpayments
Age	21 years at application and up to 80 years at the end of term
Maximum number of applicants	4 (all incomes considered)
Minimum income	<p>One applicant must earn at least £15,000.</p> <p>The Foreign National product range is available up to 90% LTV subject to:</p> <p>One applicant solely earning a minimum income of £50,000</p> <p>Or</p> <p>Joint applicants (up to 4 individuals) earning a combined total minimum income of £70,000</p> <p>Where these income thresholds are not met, the maximum borrowing is restricted to 75% LTV.</p> <p>Benefit income should not typically be considered the main source of income.</p>
Minimum loan	£50,000
Maximum loan	£2m up to 75%, £1.5m up to 90%, £750k up to 97%.
Term	5–45 years. Any products selected with a fixed rate of 5 or more years, 1 extra year must be applied to the term
Interest only	<p>Up to 75% LTV, Maximum loan £1m.</p> <p>Not available for applicants who are already retired or are looking to borrow into retirement</p>
FTBs	Accepted on all products across the full range
Remortgage	Considered even within 6 months since purchase or last remortgage, subject to underwriter discretion
Debt Consolidation	Available up to 85% LTV
Locations	Mainland England, Scotland and Wales. Postcode restrictions apply in Scotland

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Customer Credit Profile

See where your customer fits within our Vida tiers

Criteria	VIDA 36	VIDA 24	VIDA 6	PACKAGER
Time since the last default where the amount was £500 or more***	0 in 36	0 in 24	0 in 6	Considered <6 months
Time since the last CCJ where the amount was £500 or more***	0 in 36	0 in 24	0 in 6	Considered <6 months
Worst Status Secured Payments* (months)	0 in last 36	3 in last 24		Considered (no max)
	No secured arrears allowed within the last 6 months			
Number of missed unsecured payments ≥ £250 in the last 6 months**	1 in 6	2 in 6	3 in 6	Considered (no max)
Bankruptcy / IVA / DRO / Trust Deed	3 years +			1 year +
Previous reposessions	6 years +			3 years +

*All historic secured arrears must have been made up to date for at least 6 months prior to application.

**Unsecured includes unsecured loans, hire purchases, store cards, credit cards and current accounts.

***All CCJs and Defaults less than £500 are excluded from product tiering.

• **Debt Management Plan/Debt Arrangement Schemes are acceptable subject to affordability.**

Higher LTV Credit Requirements

- All LTVs above 90% require the customer's credit file to be up to date with no current arrears on major unsecured items*.
- For Vida 24 and Vida 6 products, any LTV above 85% requires the customer's credit file to be up to date with no current arrears on major unsecured items*.

*Unsecured includes unsecured loans, hire purchases, store cards, credit cards and current accounts.

Should your customer have adverse that falls outside of our three Credit Tiers above, we still may be able to help with our Packager Tier. Our 15 Packager Partners have access to this exclusive credit tier and products. Take a look at '[Our Packagers](#)' on page 12 to find out who we work with.

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Pathway

The route to homeownership with Vida at 90% LTV and above.

Buying a first home is a big step – and we’re here to make it easier and more accessible.

Pathway includes products at 90%, 95% and 97% LTV, giving customers more choice and flexibility with lower deposits.

Vida's Pathway products come with no assessment fee, for a limited time.

Take a look below at the types of customer that the Pathway products could support:

Pathway



HOME-MOVERS & REMORTGAGERS

Not just for first-time buyers, the Pathway products are also available to those moving on, or remortgaging their home. With 2 & 5-year fixed options, Pathway offers greater flexibility and choice, plus the added benefit of no assessment fee*.



FIRST TIME BUYERS

Pathway products are ideal for first-time buyers, with cashback options of up to £1,250, smaller deposits required (just 3% with 97% LTV), and no upfront assessment fee*, saving your specialist customers money in purchasing their first home.



FOREIGN NATIONALS

At up to 90% LTV, Foreign National customers can also take advantage of the Pathway range of products and no assessment fee*. We'll consider a number of different Visa types for Foreign Nationals, which can be found in our Criteria Guide.

*For a limited time period. This offer may be withdrawn at any time and with limited notice.

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Limited Editions

2 year fixed rate

Available for both purchase and remortgages

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Cashback
Standard	95% Pathway	Vida 36	6.11%	£995	£750k	n/a
Standard Cashback	95% Pathway	Vida 36	6.43%	£995	£750k	£1,250
Fee Saver Cashback		Vida 24	6.82%	£0		

Please note: Limited Editions have a restricted tranche size and may, therefore, be withdrawn at short notice.

Additional information

Minimum loan £50k

Vida Variable Rate (VVR)

6.05% set on 01.09.2025

Revert rate

8.69% (VVR + 2.64%)

Fee Saver

Fee free, no assessment fee, free valuation on properties up to £500k

ERC's

2 year

4% until 31/07/2027

3% until 31/07/2028

Product terms fixed until:

2 year - 31/07/2028

RESIDENTIAL

2 year fixed rate

Available for both purchase and remortgages

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Cashback
Cashback	75%	Vida 36	5.22%	£995	£2m	£500
		Vida 24	5.42%			
		Vida 6	5.74%			
		Packager	6.69%			
Standard	80%	Vida 36	5.35%	£995	£1.5m	n/a
		Vida 24	5.60%			
		Vida 6	6.10%			
	85%	Vida 36	5.54%	£995	£1.5m	n/a
		Vida 24	5.87%			
		Vida 6	6.32%			
Cashback	90% 	Vida 36	6.18%	£995	£1.5m	£1,250
		Vida 24	6.63%			
		Vida 6	7.69%			
Fee Saver Cashback	75%	Vida 36	6.05%	£0	£2m	£500
		Vida 24	6.25%			
		Vida 6	6.57%			
Fee Saver	80%	Vida 36	6.17%	£0	£1.5m	n/a
		Vida 24	6.43%			
		Vida 6	6.89%			
	85%	Vida 36	6.38%	£0	£1.5m	n/a
		Vida 24	6.68%			
		Vida 6	7.15%			
Fee Saver Cashback	90% 	Vida 36	6.88%	£0	£1.5m	£1,250
		Vida 24	7.23%			
		Vida 6	8.29%			

Additional information

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2 year

4% until 31/07/2027

3% until 31/07/2028

Product terms fixed until:

2 year - 31/07/2028

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5 year fixed rate

Available for both purchase and remortgages

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Cashback
Cashback	75%	Vida 36	5.45%	£995	£2m	£500
		Vida 24	5.46%			
		Vida 6	5.59%			
		Packager	6.56%			
Standard	80%	Vida 36	5.60%	£995	£1.5m	n/a
		Vida 24	5.65%			
		Vida 6	5.74%			
	85%	Vida 36	5.71%	£995	£1.5m	n/a
		Vida 24	5.90%			
		Vida 6	5.92%			
Cashback	90% <i>Pathway</i>	Vida 36	6.04%	£995	£1.5m	£1,250
		Vida 24	6.38%			
		Vida 6	7.27%			
	95% <i>Pathway</i>	Vida 36	6.42%	£995	£750k	£1,250
		Vida 24	6.91%			
		Vida 6	7.57%			
	97% <i>Pathway</i>	Vida 36	6.96%	£995	£750k	£1,250

*A minimum term of 6 years is required

Additional information

Minimum loan £50k

Vida Variable Rate (VVR)

6.05% set on 01.09.2025

Revert rate

8.69% (VVR + 2.64%)

ERC's

5 year

5% until 31/07/2027

5% until 31/07/2028

4% until 31/07/2029

3% until 31/07/2030

2% until 31/07/2031

Product terms fixed until:

5 year - 31/07/2031

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5 year fixed rate - Fee Saver

Available for both purchase and remortgages

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Cashback
Cashback Fee Saver	75%	Vida 36	5.67%	£0	£2m	£500
		Vida 24	5.68%			
		Vida 6	5.82%			
Standard Fee Saver	80%	Vida 36	5.82%	£0	£1.5m	n/a
		Vida 24	5.88%			
		Vida 6	5.96%			
	85%	Vida 36	5.93%	£0	£1.5m	n/a
		Vida 24	6.12%			
		Vida 6	6.14%			
Cashback Fee Saver	90% <i>Pathway</i>	Vida 36	6.26%	£0	£1.5m	£1,250
		Vida 24	6.60%			
		Vida 6	7.50%			
	95% <i>Pathway</i>	Vida 36	6.72%	£0	£750k	£1,250
		Vida 24	7.26%			
		Vida 6	7.77%			
	97% <i>Pathway</i>	Vida 36	7.31%	£0	£750k	£1,250

*A minimum term of 6 years is required

Additional information

Minimum loan £50k

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Fee Saver

Fee free, no assessment fee, free valuation on properties up to £500k

ERC's

5 year

5% until 31/07/2027
5% until 31/07/2028
4% until 31/07/2029
3% until 31/07/2030
2% until 31/07/2031

Product terms fixed until:

5 year - 31/07/2031

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Right to Buy

Purchase only applications from Local Authorities for Right to Buy and from Housing Associations for Right to Acquire
Available up to lower of 100% of discounted purchase price or 75% of the open market value.

We will need to see:

- Section 125 or RTA 3 from the Local Authority/Housing Association

Right to Buy

Product Type	LTV	Tier	Initial rate	Fee	Max loan
2 year fixed	75%	Vida 36	6.29%	£995	£2m
		Vida 24	6.34%		
		Vida 6	6.69%		
		Packager	6.99%		
5 year fixed*	75%	Vida 36	6.21%	£995	£2m
		Vida 24	6.32%		
		Vida 6	6.76%		
		Packager	7.09%		

*A minimum term of 6 years is required

Additional information

Minimum loan £50k

Vida Variable Rate (VVR)

6.05% set on 01.09.2025

Revert rate

8.69% (VVR + 2.64%)

ERC's

2 year

4% until 31/07/2027

3% until 31/07/2028

Product terms fixed until:

2 year - 31/07/2028

5 year - 31/07/2031

5 year

5% until 31/07/2027

5% until 31/07/2028

4% until 31/07/2029

3% until 31/07/2030

2% until 31/07/2031

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Foreign Nationals Available for both purchase and remortgages

2 year fixed rate

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Cashback
Cashback	75%	Vida 36	5.32%	£995	£2m	£500
		Vida 24	5.52%			
		Vida 6	5.84%			
	90% Pathway	Vida 36	6.48%		£1.5m	£1,250
		Vida 24	6.93%			
		Vida 6	7.99%			
Cashback Fee Saver	75%	Vida 36	6.15%	£0	£2m	£500
		Vida 24	6.35%			
		Vida 6	6.67%			
	90% Pathway	Vida 36	7.18%		£1.5m	£1,250
		Vida 24	7.53%			
		Vida 6	8.59%			

5 year fixed rate

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Cashback
Cashback	75%	Vida 36	5.55%	£995	£2m	£500
		Vida 24	5.56%			
		Vida 6	5.69%			
	90% Pathway	Vida 36	6.34%		£1.5m	£1,250
		Vida 24	6.68%			
		Vida 6	7.57%			
Cashback Fee Saver	75%	Vida 36	5.77%	£0	£2m	£500
		Vida 24	5.78%			
		Vida 6	5.92%			
	90% Pathway	Vida 36	6.56%		£1.5m	£1,250
		Vida 24	6.90%			
		Vida 6	7.80%			

Additional information

Minimum loan £50k

Vida Variable Rate (VVR)

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Revert rate

8.69% (VVR + 2.64%)

ERC's

2 year

4% until 31/07/2027

3% until 31/07/2028

Product terms fixed until:

2 year - 31/07/2028

5 year - 31/07/2031

Fee Saver

Fee free, no assessment fee,
free valuation on properties up to £500k

5 year

5% until 31/07/2027

5% until 31/07/2028

4% until 31/07/2029

3% until 31/07/2030

2% until 31/07/2031

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Valuation Fees

Property Value	Valuation Fee
Less than £100,000	£175
£100,000 – £200,000	£245
£200,001 – £300,000	£310
£300,001 – £400,000	£370
£400,001 – £500,000	£475
£500,001 – £600,000	£585
£600,001 – £700,000	£640
£700,001 – £800,000	£695
£800,001 – £900,000	£695
£900,001 – £1m	£745
Over £1m – £1.25m	£1,100
Over £1.25m – £1.5m	£1,220
Over £1.5m – £1.75m	£1,325
Over £1.75m – £2m	£1,565
Over £2m – £2.25m	£1,835
Over £2.25m – £2.5m	£1,955
Over £2.5m – £2.75m	£1,995
Over £2.75m – £3m	£2,115
Over £3m	By negotiation

For Residential Fee Saver products no assessment fee is payable and one free standard valuation is provided for all properties up to £500k.

A surveyor may be asked to carry out a physical valuation or a remote valuation without visiting the property.

No Search indemnity insurance now permitted for residential and BTL remortgage transactions only, other than those under a Fee Saver products, for properties in England and Wales using a specific Vida approved policy – Full details in the UK Finance Handbook.



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