

# Residential Product Guide

## What's New?

- ✓ New Pathway High LTV products with no assessment fee for limited time
- ✓ Debt consolidation available up to 90% LTV on the Vida 36 tier

## 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.



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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:



# Customer Credit Profile

See where your customer fits within our Vida tiers.

Criteria	VIDA 36	VIDA 24	VIDA 6	PACKAGER	KEY INFORMATION
Time since the last default where the amount was £500 or more***	0 in 36	0 in 24	0 in 6	Considered <6 months	<p>*All historic secured arrears must have been made up to date for at least 6 months prior to application.</p> <p>**Unsecured includes unsecured loans, hire purchases, store cards, credit cards and current accounts.</p> <p>***All CCJs and Defaults less than £500 are excluded from product tiering.</p> <ul style="list-style-type: none"> <li>Debt Management Plan/Debt Arrangement Schemes may be considered at Underwriter discretion - subject to satisfactory affordability and conduct checks.</li> </ul> <p><b>Higher LTV Credit Requirements</b></p> <ul style="list-style-type: none"> <li>All LTVs above 90% require the customer's credit file to be up to date with no current arrears on major unsecured items*.</li> <li>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*.</li> </ul> <p>*Unsecured includes unsecured loans, hire purchases, store cards, credit cards and current accounts.</p> <p>Remortgages allowed for any legal purpose. Remortgages with debt consolidation are available up to 90% LTV on the Vida 36 tier and up to 85% LTV across all other tiers. Capital Raising for gambling debts is not allowed.</p>
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 repossessions	6 years +			3 years +	

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.

# Fixed Rate Products

Available for both purchase and remortgages.

## Standard and fee saver range – 2 year fixed rate

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Cashback	Product Code	Additional Information
Cashback	75%	Vida 36	5.47%	£995	£2m	£500	RCB3641082	<b>Minimum loan £50k</b> <b>Product terms fixed until:</b> <b>2 year - 30/09/2028</b>  <b>ERC's</b> <b>2 year</b> 4% until 30/09/2027 3% until 30/09/2028  <b>Vida Variable Rate(VVR)</b> 5.80% set on 01.02.2026
		Vida 24	5.67%				RCB3641083	
		Vida 6	5.99%				RCB3641084	
		<b>Packager</b>	<b>6.94%</b>				<b>RCBPA41108</b>	
Standard Pathway	95%	Vida 36	6.36%	£995	£750k	n/a	RST3641170	<b>Vida Variable Rate(VVR)</b> 5.80% set on 01.02.2026
Cashback Pathway	90%	Vida 36	6.43%	£995	£1.5m	£1,250	RCB3641085	<b>Revert rate</b> 8.44% ( VVR + 2.64%)  <b>Fee Saver</b> Fee free, no assessment fee, free valuation on properties up to £500k
		Vida 24	6.88%				RCB2441086	
		Vida 6	7.94%				RCB0641087	
	95%	Vida 36	6.68%		£750k		RCB3641171	
Fee Saver Cashback Pathway	95%	Vida 36	7.07%	£0	£750k	£1,250	RCB3641172	



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# Fixed Rate Products

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## Standard range - 5 year fixed rate\*

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Cashback	Product Code
Cashback	75%	Vida 36	5.60%	£995	£2m	£500	RCB3641088
		Vida 24	5.61%				RCB2441089
		Vida 6	5.74%				RCB0641090
		Packager	6.71%				RCBPA41109
Cashback <b>Pathway</b>	90%	Vida 36	6.19%	£995	£1.5m	£1,250	RCB3641091
		Vida 24	6.53%				RCB2441092
		Vida 6	7.42%				RCB0641093
	95%	Vida 36	6.57%	£995	£750k	£1,250	RCB3641094
		Vida 24	7.06%				RCB2441095
		Vida 6	7.72%				RCB0641096
	97%	Vida 36	7.11%	£995	£750k	£1,250	RCB3641097

## Fee Saver range - 5 year fixed rate\*

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Cashback	Product Code	Additional Information
Fee Saver Cashback <b>Pathway</b>	95%	Vida 36	6.87%	£0	£750k	£1,250	RCF3641098	<p><b>Minimum loan £50k</b></p> <p><b>Product terms fixed until:</b>  <b>5 year</b>                      30/09/2031</p>
		Vida 24	7.41%				RCF2441099	<p><b>ERC's</b>  <b>5 year</b>                      5% until 30/09/2027                      5% until 30/09/2028                      4% until 30/09/2029                      3% until 30/09/2030                      2% until 30/09/2031</p>
	97%	Vida 6	7.92%	£0	£750k	£1,250	RCF0641100	<p><b>Vida Variable Rate(VVR)</b>                      5.80% set on 01.02.2026</p>
		Vida 36	7.46%				RCF3641101	<p><b>Revert rate</b>                      8.44% ( VVR + 2.64%)</p> <p><i>*A minimum term of 6 years is required.</i></p>

# Right to Buy Products

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.

## 2 year fixed rate

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Product Code
2 year fixed	75%	Vida 36	6.54%	£995	£2m	GST3641102
		Vida 24	6.59%			GST2441103
		Vida 6	6.94%			GST0641104
		Packager	7.24%			GSTPA41110

## 5 year fixed rate\*

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Product Code	Additional Information
5 year fixed*	75%	Vida 36	6.36%	£995	£2m	GST3641105	<b>Minimum loan £50k</b> <b>Vida Variable Rate (VVR)</b> 5.80% set on 01.02.2026  <b>Revert rate</b> 8.44% ( VVR + 2.64%)  <i>*A minimum term of 6 years is required.</i>
		Vida 24	6.47%			GST2441106	
		Vida 6	6.91%			GST0641107	
		Packager	7.24%			GSTPA41111	

# Foreign Nationals Products

Available for both purchase and remortgages.

## 2 year fixed rate

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Cashback	Product Code	Additional Information
Cashback	90% Pathway	Vida 36	6.73%	£995	£1.5m	£1,250	FCB3641112	<b>Minimum loan £50k</b>  <b>Product terms fixed until:</b> 2 year - 30/09/2028  <b>ERC's</b> 2 year 4% until 30/09/2027 3% until 30/09/2028  <b>Vida Variable Rate(VVR)</b> 5.80% set on 01.02.2026  <b>Revert rate</b> 8.44% ( VVR + 2.64%)
		Vida 24	7.18%				FCB2441113	
		Vida 6	8.24%				FCB0641114	

## 5 year fixed rate\*

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Cashback	Product Code	Additional Information
Cashback	90% Pathway	Vida 36	6.49%	£995	£1.5m	£1,250	FCB3641115	<b>Minimum loan £50k</b>  <b>Product terms fixed until:</b> 5 year 30/09/2031  <b>ERC's</b> 5 year 5% until 30/09/2027 5% until 30/09/2028 4% until 30/09/2029 3% until 30/09/2030 2% until 30/09/2031  <b>Vida Variable Rate(VVR)</b> 5.80% set on 01.02.2026  <b>Revert rate</b> 8.44% ( VVR + 2.64%)  *A minimum term of 6 years is required.
		Vida 24	6.83%				FCB2441116	
		Vida 6	7.72%				FCB0641117	

# Valuation Fees

Property Value	Valuation Fee
Less than £100,000	£170
£100,000 - £200,000	£230
£200,001 - £300,000	£290
£300,001 - £400,000	£350
£400,001 - £500,000	£450
£500,001 - £600,000	£530
£600,001 - £700,000	£580
£700,001 - £800,000	£625
£800,001 - £900,000	£625
£900,001 - £1m	£675
Over £1m - £1.25m	£990
Over £1.25m - £1.5m	£1,100
Over £1.5m - £1.75m	£1,200
Over £1.75m - £2m	£1,410
Over £2m - £2.25m	£1,650
Over £2.25m - £2.5m	£1,760
Over £2.5m - £2.75m	£1,795
Over £2.75m - £3m	£1,940
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.



**Complete**<sup>FS</sup>  
Your specialist packager distributor

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