



CentralTrust®

# Residential Mortgage Guide

V.30, Released 30<sup>th</sup> March 2026

**For Approved and Regulated Intermediaries Only**

**Complete**FS  
Your specialist packager distributor

☎ 023 8045 6999 (Option 1)  
✉ [resi@complete-fs.co.uk](mailto:resi@complete-fs.co.uk)  
📍 [www.complete-fs.co.uk](http://www.complete-fs.co.uk)

**Central Trust, Building 2, Axis, Rhodes Way, Watford, Hertfordshire WD24 4YW**

Authorised and Regulated by the Financial Conduct Authority under number 739724  
Central Trust is a member of the Finance and Leasing Association (FLA) and we adhere to the FLA Lending Code

# An overview of criteria

## Summary

- We offer residential capital repayment mortgages.
- Broker fees are capped at 12.5% of the net mortgage or £5k max.
- Our product fees are £499 (for loans under £20k) and £999 (for loans £20k and over) plus a processing fee of £499. \* additional fees apply to Northern Ireland.
- Re-mortgage applications - £399 (E&W >£100k), £249 (Scotland) conveyancing fee (Single Rep).
- Commission and any broker fee is paid the next working day following completion.
- Commission amount calculated on the net loan (as per your introducer agreement).
- Our loan amounts range from £10k to £250k, with our terms from 3 to 30\* years.
  - \* Premier plans 25 years max loan term.
- Loans available for various legal purposes, for example, consolidation, home improvements & business purposes.
- Loans are available on variable rates or fixed rates up to 5 years.
- Same day turnaround if application received before 1pm.
- Unlimited overpayments – applicable to Standard plans only.

## Applicant Information

- Age: \* 18 – 80 years old (term must end before 80th birthday).
  - Premier plan – minimum age is 21 years old.
- Lending into retirement assessed on a case-by-case basis.
- Must be UK national or have indefinite right to reside (min 3yr UK resident).
- Sole applicants acceptable, where a spouse or partner holds no ownership to the property a waiver form may be required.
- ID & verification documents required on all cases (via NIVO/Smart Search/Onfido).
- Proof Of Residency - Current year voter's roll as proof of residency (evidence required if not on VR & fails E-ID).
- Unlimited BTL properties in the background on residential applications (rent from AST to cover mortgage payment or shortfall will be taken into account).

## \*Northern Ireland Specific

- Standard plans only.
- Maximum LTV 70%.
- First charge (Unencumbered) – minimum net loan £30,000 and an additional product fee of £1,599 applies.
- First charge (Re-mortgage) – minimum net loan £30,000 and an additional product fee of £1,749 applies.
- Second charges – minimum net loan £15,000 and an additional product fee of £799 applies.

## Property & Valuation Information

- England, Wales, Scotland & Northern Ireland all accepted (unable to lend in the Isle of Man). Premier plans available in England & Wales only.
- LTV up to 90%, but with LTV restrictions for Scottish Isles (65%) and Northern Ireland (70%).
- LTV restrictions at 65% for ex-council flats/maisonettes <£150k, freehold flats and properties > £1m.
- Non-traditional construction acceptable where suitable to the area.
- Minimum property value is £75k.
- Premier plan - Hometrack valuations will be conducted automatically on eligible applications, up to a max LTV of 85%:
  - Up to 65% LTV  
Minimum 4.0 confidence level
  - Up to 75% LTV  
Minimum 5.0 confidence level
  - Up to 85% LTV  
Minimum 6.0 confidence level
- Standard plan - Hometrack valuations will be conducted automatically on eligible applications, up to a max loan of £100K and max LTV of 75% subject to confidence score (not acceptable on ex-council flats or maisonettes):
  - Up to 65% LTV, with a net mortgage up to £50k  
Minimum 4.0 confidence level
  - Up to 65% LTV, with net mortgage over £50k and up to £100k  
Minimum 5.0 confidence level
  - Up to 75% LTV, with a net mortgage up to £50k  
Minimum 5.0 confidence level
  - Up to 75% LTV, with a net mortgage over £50k and up to £100k  
Minimum 6.0 confidence level
- See full criteria for when a drive-by or full valuation is required

## Acceptable Income

- Standard One and Standard Five – min income £40k (joint min income £50k).
- Standard Two – min income £30k (joint min income £40k).
- Standard Three and Standard Four – min income (sole & joint) £22.5k.
- Employed, self employed, contractors, agency workers, zero hours contract, most benefits, maintenance and pensions all accepted as income (JSA is not acceptable).
- Overtime, bonus and commission used (to a max of 50% of basic income, subject to criteria).
- No minimum time in employment, 12 months for self employed.
- EIV (Electronic Income Verification) accepted on employed applicants (subject to meeting criteria).

# Residential First Charge Standard Mortgages



	Standard One	Standard Two	Standard Three	Standard Four
Mortgage size (net)*	£20,000 to £250,000	£10,000 to £150,000	£10,000 to £100,000	£10,000 to £75,000
Max LTV (gross)*	75%	80%	80%	70%
Variable rate	9.44%	9.60%	10.17%	10.32%
2 year fixed rate	8.96%	9.12%	9.69%	9.84%
3 year fixed rate	9.03%	9.18%	9.75%	9.90%
5 year fixed rate	9.08%	9.24%	9.80%	9.96%
5 year fixed rate (No ERC)	9.58%	9.74%	10.30%	10.46%
Product fee *	£999	£499 (<£20k net) £999 (>= £20k net)	£499 (<£20k net) £999 (>= £20k net)	£499 (<£20k net) £999 (>= £20k net)
Processing fee	£499	£499	£499	£499
Max status points	0	0	2	4
Equifax NAV score	Yes	Yes	No	No

Applicable to Residential
<ul style="list-style-type: none"> <li>• 3 to 30 year term.</li> <li>• Capital and repayment mortgages only.</li> <li>• First Charges - unencumbered properties &amp; Re-mortgage applications (Copy of BINs required).</li> <li>• 2% Commission paid next working day following completion - calculated on net mortgage.</li> <li>• Max 12.5% broker fees (£5,000 max) - calculated on net mortgage.</li> <li>• Waivers N/A if under 50% LTV.</li> <li>• No minimum time in current employment.</li> <li>• Minimum 12 months self-employment.</li> <li>• Available England, Wales, Scotland and Northern Ireland.</li> </ul>
<b>* See additional details for Northern Ireland (page 2)</b>

Status Units
<ul style="list-style-type: none"> <li>• 1 unit per mortgage/secured loan arrear in last 12 months. Must miss a full calendar month, ignore part months arrears. Refer if paid within 7 days over the end of a month. Standard four - maximum of 2 mortgage / secured loan arrears permitted UNLESS last 6 months' payments made in full.</li> <li>• 1 unit per default (no max £) Ignore: &lt;£300, &lt;£3k satisfied, and all &gt;12 months old.</li> <li>• 1 unit per CCJ (no max £) Ignore: &lt;£300, &lt;£3k satisfied, and all &gt;12 months old.</li> <li>• 1 unit per credit card/unsecured loan/utility currently 3 or more down. Ignore: Accounts &lt;£300 and 3 or more down &amp; accounts that are currently 2 or fewer payments down, irrelevant of the previous account conduct.</li> <li>• Ignore mail order and comms for adverse. Except 'Communication Supplier Loans' which are treated as unsecured loans.</li> <li>• Ignore discharged bankrupts &gt; 3 years old (providing no monies outstanding and no property interest).</li> <li>• Ignore IVAs (Note: Must be up to date, satisfactory conduct for last 12 months and being settled with loan) – refer if taken out in last 2 years.</li> <li>• No historic bankruptcies, current or historic IVAs/Trust Deeds, or active DMPs on Standard One or Standard Two..</li> <li>• <b>Explanations for adverse credit conduct are required at submission.</b></li> </ul>

ERC's	Year 1	Year 2	Year 3	Year 4	Year 5
Variable rate	0%	0%	0%	0%	0%
2 year fixed rate	2%	1%	0%	0%	0%
3 year fixed rate	3%	2%	1%	0%	0%
5 year fixed rate	5%	4%	3%	2%	1%

All plans - £150 discharge fee

Our fixed rate ERC's are calculated on the original net mortgage borrowed.

Fixed rate reverts to plan specific variable rate after fixed period.

# Residential Second Charge Premier Mortgages



	Premier One	Premier Two	Premier Three	Premier Four
Mortgage size (net)*	£10,000 to £250,000	£10,000 to £250,000	£10,000 to £100,000	£10,000 to £100,000
Max LTV (gross)*	65%	75%	85%	75%
2 year fixed rate	6.99%	7.79%	8.79%	8.79%
3 year fixed rate	6.99%	7.79%	8.79%	8.79%
5 year fixed rate	6.99%	7.79%	8.79%	8.79%
Product fee *	£999	£499 (<£20k net) £999 (>= £20k net)	£499 (<£20k net) £999 (>= £20k net)	£499 (<£20k net) £999 (>= £20k net)
Processing fee	£499	£499	£499	£499
Mortgage/Secured Arrears	0	0	0	1*
Equifax NAV score	Yes	Yes	Yes	Yes

Applicable to Residential
<ul style="list-style-type: none"> <li>• 3 to 25 year term.</li> <li>• Capital and repayment mortgages only.</li> <li>• 2% Commission paid next working day following completion - calculated on net mortgage.</li> <li>• Max 12.5% broker fees (£5,000 max) - calculated on net mortgage.</li> <li>• No minimum time in current employment.</li> <li>• Minimum 12 months self-employment.</li> <li>• Available in England &amp; Wales only.</li> <li>• Full Internal &amp; Hometrack valuations available on LTV's &gt;=75%.</li> <li>• Drive-by valuations available on LTV's &lt;75% (Drive-by valuations not acceptable if non-standard construction).</li> <li>• Over payments (lump sum) subject to ERC's.</li> </ul>

Status Units
<ul style="list-style-type: none"> <li>• * 1 unit per mortgage/secured loan arrear in last 12 months. Must miss a full calendar month, ignore part months arrears. Refer if paid within 7 days over the end of a month. Premier Four - maximum of 1 mortgage / secured loan arrears permitted. Last 6 months' payments MUST be made in full.</li> <li>• Ignore Defaults.</li> <li>• Ignore Unsecured arrears.</li> <li>• CCJ -Premier One / Two / Three. No unsatisfied CCJ &gt;£100 &amp; no satisfied CCJ's &gt;£500 in last 3 years.</li> <li>• CCJ – Premier Four. No satisfied or unsatisfied CCJ &gt; £1,250.</li> <li>• CCJ - Combined number of satisfied &amp; unsatisfied CCJ's permitted: 1.</li> <li>• Bankruptcies &amp; IVA – Premier One / Two / Three: Not available if IVA or discharged bankrupt started within the last 6 years.</li> <li>• Bankruptcies &amp; IVA – Premier Four: Not available if IVA or discharged bankrupt started within the last 2 years.</li> </ul>

ERC's	Year 1	Year 2	Year 3	Year 4	Year 5
2 year fixed rate	2%	1%	0%	0%	0%
3 year fixed rate	3%	2%	1%	0%	0%
5 year fixed rate	5%	4%	3%	2%	1%
All plans - £150 discharge fee					

Our fixed rate ERC's are calculated on the original net mortgage borrowed. Fixed rate reverts to the following plan specific variable rate after fixed period.

Premier One : 6.69%  
 Premier Two : 7.49%  
 Premier Three : 8.49%  
 Premier Four : 8.49%

These variable rates track Bank of England Base Rate.

# Residential Second Charge Standard Mortgages



	Standard One	Standard Two	Standard Three	Standard Four	Standard Five
Mortgage size (net)*	£20,000 to £250,000	£10,000 to £150,000	£10,000 to £100,000	£10,000 to £75,000	£10,000 to £50,000
Max LTV (gross)*	75%	80%	80%	70%	90%
Variable rate	9.69%	9.85%	10.32%	10.47%	10.63%
2 year fixed rate	9.21%	9.37%	9.84%	9.99%	10.14%
3 year fixed rate	9.28%	9.43%	9.90%	10.05%	10.21%
5 year fixed rate	9.33%	9.49%	9.95%	10.11%	10.26%
5 year fixed rate (No ERC)	9.83%	9.99%	10.45%	10.61%	10.76%
Product fee *	£999	£499 (<£20k net) £999 (>= £20k net)	£499 (<£20k net) £999 (>= £20k net)	£499 (<£20k net) £999 (>= £20k net)	£499 (<£20k net) £999 (>= £20k net)
Processing fee	£499	£499	£499	£499	£499
Max status points	0	0	2	4	0
Equifax NAV score	Yes	Yes	No	No	Yes

Applicable to Residential
<ul style="list-style-type: none"> <li>• 3 to 30 year term.</li> <li>• Capital and repayment mortgages only.</li> <li>• 2% Commission paid next working day following completion - calculated on net mortgage.</li> <li>• Max 12.5% broker fees (£5,000 max) - calculated on net mortgage.</li> <li>• No minimum time in current employment.</li> <li>• Minimum 12 months self-employment.</li> <li>• Available England, Wales, Scotland and Northern Ireland.</li> </ul> <p><b>* See additional details for Northern Ireland (page 2)</b></p>

Status Units
<ul style="list-style-type: none"> <li>• 1 unit per mortgage/secured loan arrear in last 12 months. Must miss a full calendar month, ignore part months arrears. Refer if paid within 7 days over the end of a month. standard four - maximum of 2 mortgage / secured loan arrears permitted UNLESS last 6 months' payments made in full.</li> <li>• 1 unit per default (no max £) Ignore: &lt;£300, &lt;£3k satisfied, and all &gt;12 months old.</li> <li>• 1 unit per CCJ (no max £) Ignore: &lt;£300, &lt;£3k satisfied, and all &gt;12 months old.</li> <li>• 1 unit per credit card/unsecured loan/utility currently 3 or more down. Ignore: Accounts &lt;£300 and 3 or more down &amp; accounts that are currently 2 or fewer payments down, irrelevant of the previous account conduct.</li> <li>• Ignore mail order and comms for adverse. Except 'Communication Supplier Loans' which are treated as unsecured loans.</li> <li>• Ignore discharged bankrupts &gt; 3 years old (providing no monies outstanding and no property interest).</li> <li>• Ignore IVAs (Note: Must be up to date, satisfactory conduct for last 12 months and being settled with loan) – refer if taken out in last 2 years.</li> <li>• No historic bankruptcies, current or historic IVAs/Trust Deeds, or active DMPs on Standard One, Standard Two or Standard Five.</li> <li>• <b>Explanations for adverse credit conduct are required at submission.</b></li> </ul>

ERC's	Year 1	Year 2	Year 3	Year 4	Year 5
Variable rate	0%	0%	0%	0%	0%
2 year fixed rate	2%	1%	0%	0%	0%
3 year fixed rate	3%	2%	1%	0%	0%
5 year fixed rate	5%	4%	3%	2%	1%

All plans - £150 discharge fee

Our fixed rate ERC's are calculated on the original net mortgage borrowed.

Fixed rate reverts to plan specific variable rate after fixed period.