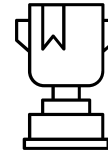




Residential Second Charge Loans

PRODUCT GUIDES



**Best Second Charge Lender Mortgage
Strategy Awards 2025**

**Short-Term Lender of the Year Financial
Reporter Awards 2025**

**Best Second Mortgage Lender What
Mortgage Awards 2025**

**Best Product Range Second Charge
National Mortgage Awards 2024**

**Best Second Mortgage Lender What
Mortgage Awards 2024**

**Best Lender for Second Charge Loans
Financial Reporter Awards 2024**

**Best Second Mortgage Lender Personal
Finance Awards 2024**

Residential Second Charge Loans

Super Prime

Max LTV Max Gross Loan	60% £10K to £1M	65% £10K to £1M	70% £10K to £1M	75% £10K to £1M	80% £10K to £1M	85% £10K to £500K	90% £20K to £100K	Early Redemption Charges
BoE Life Time Tracker	+3.54%	+3.54%	+3.84%	+4.34%	+5.54%	+7.04%	-	3%, 2%
2 Yr Fix	6.19%	6.19%	6.39%	6.74%	7.64%	8.84%	9.64%	3%, 2%
3 Yr Fix	6.09%	6.09%	6.34%	6.89%	7.74%	8.94%	9.74%	3%, 2%, 2%
5 Yr Fix	6.19%	6.19%	6.19%	6.19%	6.70%	6.90%	8.89%	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	6.70%	6.75%	7.04%	7.04%	7.39%	7.59%	9.39%	

Prime Plus

Max LTV Max Gross Loan	60% £10k to £1M	65% £10K to £1M	70% £10k to £1M	75% £10k to £1M	80% £10k to £1M	85% £10k to £500K	90% £20K to £100K	Early Redemption Charges
BoE Life Time Tracker	+4.14%	+4.14%	+4.14%	+4.44%	+5.74%	+7.14%	-	3%, 2%
2 Yr Fix	6.49%	6.49%	6.49%	6.84%	7.84%	8.94%	9.74%	3%, 2%
3 Yr Fix	6.39%	6.39%	6.39%	6.99%	7.94%	9.04%	9.84%	3%, 2%, 2%
5 Yr Fix	6.24%	6.24%	6.24%	6.24%	6.75%	6.95%	8.99%	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	6.80%	6.85%	7.05%	7.05%	7.49%	7.69%	9.49%	

Prime

Max LTV Max Gross Loan	60% £10k to £1M	65% £10k to £1M	70% £10k to £1M	75% £10k to £1M	80% £10k to £1M	85% £10k to £500K	90% £20K to £100K	Early Redemption Charges
BoE Life Time Tracker	+5.14%	+5.14%	+5.14%	+5.44%	+5.94%	+7.44%	-	3%, 2%
2 Yr Fix	7.79%	7.79%	7.79%	8.14%	9.04%	10.19%	10.69%	3%, 2%
3 Yr Fix	7.69%	7.69%	7.69%	8.04%	8.94%	10.17%	10.67%	3%, 2%, 2%
5 Yr Fix	6.64%	6.64%	6.74%	6.90%	7.05%	7.75%	9.39%	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	7.30%	7.30%	7.30%	7.54%	7.84%	8.59%	9.89%	

Reversionary Rates: BBR +5.00% < 75% and BBR +5.25% > 75%. Follow the BoE rate at the stated margin.

Lifetime tracker rates: Follow the BoE rate at the stated margin.

Loan sizes above £500K: ERC plans only

Residential Second Charge Loans

Near Prime

Max LTV Max Gross Loan	60% £10k to £1M	65% £10k to £1M	70% £10k to £1M	75% £10k to £1M	80% £10k to £1M	85% £25k to £500K	90% £20K to £100K	Early Redemption Charges
BoE Life Time Tracker	+5.34%	+5.34%	+5.34%	+5.94%	+7.14%	+8.64%	-	3%, 2%
2 Yr Fix	9.09%	9.09%	9.09%	9.19%	9.94%	11.35%	-	3%, 2%
3 Yr Fix	8.99%	8.99%	8.99%	9.09%	9.84%	11.33%	-	3%, 2%, 2%
5 Yr Fix	7.29%	7.29%	7.29%	7.45%	8.30%	9.20%	-	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	7.65%	7.65%	7.65%	8.09%	9.09%	9.84%	-	

Specialist

Max LTV Max Gross Loan	60% £10k to £1M	65% £10K to £1M	70% £10k to £1M	75% £10k to £1M	80% £10k to £1M	85% £25k to £500K	90% £20K to £100K	Early Redemption Charges
BoE Life Time Tracker	+5.54%	+5.54%	+5.54%	+6.04%	+7.24%	-	-	3%, 2%
2 Yr Fix	9.29%	9.29%	9.29%	9.49%	10.24%	-	-	3%, 2%
3 Yr Fix	9.19%	9.19%	9.19%	9.29%	10.04%	-	-	3%, 2%, 2%
5 Yr Fix	7.49%	7.49%	7.49%	7.65%	8.50%	-	-	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	7.85%	7.85%	7.85%	8.29%	9.29%	-	-	

Reversionary Rates: BBR +5.00% < 75% and BBR +5.25% > 75%. Follow the BoE rate at the stated margin.

Lifetime tracker rates: Follow the BoE rate at the stated margin.

Loan sizes above £500K: ERC plans only

Residential Second Charge Loans

Key Criteria Highlights

Status Definition

	Super Prime		Prime Plus		Prime		Near Prime	Specialist
	< 85%	> 85%	< 85%	> 85%	< 85%	> 85%	85%	80%
Unsecured	UTD	UTD	UTD	UTD	Ignore if Consolidating	UTD	Ignore if Consolidating	Ignore if Consolidating
Secured Loans and Mortgages	0 in 3 0 in 12	0 in 3 0 in 12	0 in 3 0 in 12	0 in 3 0 in 12	0 in 3 1 in 12	0 in 3 0 in 12	0 in 3 1 in 12	0 in 3 2 in 12
CCJs	0 in 48	0 in 48	0 in 24	0 in 36	1 in 24	0 in 36	1 in 24	2 in 24
Defaults	0 in 48	0 in 48	0 in 24	0 in 36	1 in 24	0 in 36	1 in 24	2 in 24

Income

	<85%	>85%
Minimum Income	£15K	£15K
Minimum Valuation	£90K	£150K
LTI	Up to 6x	5x Max
DTI	45%	
Self Employed	2 years accounts required see cirteria guide for details	

Fees

Type	Max		
Product Fee	<£125k-£995	<£500k-£1495	<£1m-£2995
Broker Fee	£5k or 12.5%		

Applicant Profile

	Min	Max
Age	18	85
Term	3	30



 **023 8045 6999 (Option 1)**
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 **www.complete-fs.co.uk**

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