Vida Homeloans

Residential Product Guide

What's New?

- Improved criteria for customers taking their mortgage into retirement
- Debt consolidation available up to 90% LTV on the Vida 36 tier

Criteria Highlights

- Maximum age up to the customer's 86th birthday
- 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

Seriously √ Satisfying √ Service

PremierHub

Contents

Lending for first homes, next homes and later-life plans

At Vida, we're here to help your clients find a home for every chapter of life — and now we've gone even further.

From first-time buyers in their 40s, to mid-life movers in their 50s, to those remortgaging in retirement to keep their plans on track, our enhanced **Later Life Lending** proposition is designed to help you say "yes" more often. Put simply, it's lending for the first homes, next homes and later-life plans — giving you the flexibility to support more clients, for longer.

We've refreshed our criteria for lending into or in retirement to make things simpler, clearer and more transparent when a mortgage runs beyond working life. We now define lending into retirement as any case where the term extends past a client's expected retirement age or beyond their 76th birthday, **whichever comes sooner.** That means clearer rules, **fewer grey areas and more confidence when placing cases.**

SERIOUSLY SATISFYING SERVICE

We've taken **everything you love** about working with us and turned it up a notch, enhancing our proposition and building a dedicated team of experts around you and your client's needs.

- √ **No assessment fee** exclusive, saving your customer £195.
- √ Access to our **Packager Tier** (available to you through a non-Packaged route) for those clients with more recent credit blips.
- √ **Premier Hub Specialists** – dedicated to **helping you** every step of the way.
- √ A **dedicated team** of experienced underwriters and lending specialists working for you and your clients.
- √ **Dedicated contact,** with priority phone line and email.
- √ We'll **prioritise your cases,** offering comprehensive case support from pre-application to completion.
- √ And don't forget our Service Pledge - **£195 payment** to the customer for anything other than excellent service.

What you can expect from the PremierHub

Enhanced Proposition

Dedicated Team

Priority Service

Precision Engagement

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 repossessions	6 years +			3 years +

KEY INFORMATION

*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 may be considered at Underwriter discretion - subject to satisfactory affordability and conduct checks.

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.

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.

Fixed Rate Products

Available for both purchase and remortgages.

Standard range – 2 year fixed rate

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Cashback	Product Code
Standard	75%	Vida 36	5.68%	£995	£2m	n/a	RST3642287
		Vida 24	5.82%				RST2442288
		Vida 6	6.28%				RST0642289
		Packager	7.03%				RSTPA42339
Standard	85%	Vida 36	6.15%	£995	£1.5m	n/a	RST3642290
		Vida 24	6.17%				RST2442291
		Vida 6	6.80%				RST0642292
Standard Pathway	90%	Vida 36	6.70%	£995	£1.5m	n/a	RST3642293
		Vida 24	6.84%				RST2442294
		Vida 6	7.58%				RST0642295
	95%	Vida 36	6.78%	£995	£750k	n/a	RST3642296

Fee Saver range – 2 year fixed rate

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Cashback	Product Code
Fee Saver Cashback	75%	Vida 36	6.48%	£0	£2m	£500	RCF3642310
		Vida 24	6.62%				RCF2442311
		Vida 6	7.09%				RCF0642312
Fee Saver Cashback	85%	Vida 36	6.97%	£0	£1.5m	£500	RCF3642313
		Vida 24	6.99%				RCF2442314
		Vida 6	7.61%				RCF0642315
Fee Saver Cashback Pathway	90%	Vida 36	7.78%	£0	£1.5m	£1,250	RCF3642316
		Vida 24	7.90%				RCF2442317
		Vida 6	8.65%				RCF0642318
	95%	Vida 36	7.84%	£0	£750k	£1,250	RCF3642319

Rate Information

Vida Variable Rate (VVR)
5.80% set on 01.02.2026

Revert rate
8.44% (VVR + 2.64%)

Product terms fixed until
31/01/2029

ERC's

4% until 31/01/2028
3% until 31/01/2029

Additional Information

Minimum loan **£50k**

Fees
Fee saver products have free valuation on properties up to £500k

Fixed Rate Products

Available for both purchase and remortgages.

Standard range - 5 year fixed rate*

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Cashback	Product Code
Standard	75%	Vida 36	5.93%	£995	£2m	n/a	RST3642297
		Vida 24	6.07%				RST2442298
		Vida 6	6.11%				RST0642299
		Packager	6.57%				RSTPA42340
Standard	85%	Vida 36	6.31%	£995	£1.5m	n/a	RST3642300
		Vida 24	6.46%				RST2442301
		Vida 6	6.72%				RST0642302
Standard Pathway	90%	Vida 36	6.48%	£995	£1.5m	n/a	RST3642303
		Vida 24	6.78%				RST2442304
		Vida 6	7.19%				RST0642305
	95%	Vida 36	6.76%	£995	£750k	n/a	RST3642306
		Vida 24	7.16%				RST2442307
		Vida 6	7.46%				RST0642308
	97%	Vida 36	7.21%	£995	£750k	n/a	RST3642309

Fee Saver range - 5 year fixed rate*

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Cashback	Product Code
Fee Saver Cashback	75%	Vida 36	6.20%	£0	£2m	£500	RCF3642320
		Vida 24	6.33%				RCF2442321
		Vida 6	6.37%				RCF0642322
Fee Saver Cashback	85%	Vida 36	6.58%	£0	£1.5m	£500	RCF3642323
		Vida 24	6.73%				RCF2442324
		Vida 6	6.98%				RCF0642325
Fee Saver Cashback Pathway	90%	Vida 36	6.82%	£0	£1.5m	£1,250	RCF3642326
		Vida 24	7.11%				RCF2442327
		Vida 6	7.53%				RCF0642328
	95%	Vida 36	7.10%	£0	£750k	£1,250	RCF3642329
		Vida 24	7.50%				RCF2442330
		Vida 6	7.80%				RCF0642331
	97%	Vida 36	7.55%	£0	£750k	£1,250	RCF3642332

Rate Information

Vida Variable Rate (VVR)
5.80% set on 01.02.2026

Revert rate
8.44% (VVR + 2.64%)

Product terms fixed until
31/01/2032

ERC's

5% until 31/01/2028
5% until 31/01/2029
4% until 31/01/2030
3% until 31/01/2031
2% until 31/01/2032

Additional Information

Minimum loan **£50k**

Fees
Fee saver products have free valuation on properties up to £500k

**A minimum term of 6 years is required.*

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	6.84%	£995	£2m	GST3642333
		Vida 24	6.89%			GST2442334
		Vida 6	7.24%			GST0642335
		Packager	7.54%			GSTPA42341

5 year fixed rate*

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Product Code
5 year fixed*	75%	Vida 36	6.43%	£995	£2m	GST3642336
		Vida 24	6.64%			GST2442337
		Vida 6	6.91%			GST0642338
		Packager	7.24%			GSTPA42342

Rate Information
Vida Variable Rate (VVR)
5.80% set on 01.02.2026

Revert rate
8.44% (VVR + 2.64%)

Product terms fixed until
2 year - 31/01/2029
5 year - 31/01/2032

ERC's - 2 year
4% until 31/01/2028
3% until 31/01/2029

ERC's - 5 year
5% until 31/01/2028
5% until 31/01/2029
4% until 31/01/2030
3% until 31/01/2031
2% until 31/01/2032

Additional Information
Minimum loan **£50k**

**A minimum term of 6 years is required.*

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
Standard	75%	Vida 36	5.98%	£995	£2m	n/a	FNS3642343
		Vida 24	6.12%				FNS2442344
		Vida 6	6.58%				FNS0642345
	90% Pathway	Vida 36	7.20%	£995	£1.5m	n/a	FNS3642346
		Vida 24	7.34%				FNS2442347
		Vida 6	8.08%				FNS0642348

Rate Information
Vida Variable Rate (VVR)
5.80% set on 01.02.2026

Revert rate
8.44% (VVR + 2.64%)

Product terms fixed until
2 year - 31/01/2029

ERC's
4% until 31/01/2028
3% until 31/01/2029

Additional Information
Minimum loan **£50k**

5 year fixed rate*

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Cashback	Product Code
Standard	75%	Vida 36	6.33%	£995	£2m	n/a	FNS3642349
		Vida 24	6.37%				FNS2442350
		Vida 6	6.41%				FNS0642351
	90% Pathway	Vida 36	6.98%	£995	£1.5m	n/a	FNS3642352
		Vida 24	7.28%				FNS2442353
		Vida 6	7.69%				FNS0642354

Rate Information
Vida Variable Rate (VVR)
5.80% set on 01.02.2026

Revert rate
8.44% (VVR + 2.64%)

Product terms fixed until
5 year - 31/01/2032

ERC's
5% until 31/01/2028
5% until 31/01/2029
4% until 31/01/2030
3% until 31/01/2031
2% until 31/01/2032

Additional Information
Minimum loan **£50k**

**A minimum term of 6 years is required.*

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 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 FS
Your specialist packager distributor

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

Vida Homeloans

This document is for the use of professional mortgage intermediaries only and not intended for retail consumer use.