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Regulated
First Charge
Rates Table

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Regulated
Products
Criteria Guide

Personal Finance.
Product Guide

13th November 2026

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Regulated First Charge Mortgages - Rates Table

	0 Demerits in the last 12 months (max 1 in 36)		Up to 3 Demerits in the last 12 months	
	First Charge Prime Plus		First Charge Prime	
£1,995 Product Fee	**≤ 65% LTV**	**≤ 75% LTV**	**≤ 65% LTV**	**≤ 75% LTV**
2 Year Discounted Rate	8.30%	8.50%	8.55%	8.75%
Variable Rate	9.35%	9.55%	9.60%	9.80%
2-year fixed	8.95%	9.15%	9.20%	9.40%
5-year fixed	8.49%	8.69%	8.74%	8.94%
Reversion Rate	9.80% made up of THMR + 1.80% (Together Homeowner Managed Rate (THMR) is currently 8.00%)			
Max. LTV (Purchase)	75%		75%, 65% Semi-Commercial	
Max. LTV (Remortgage)	75%		75%, 65% Semi-Commercial	
Max. LTV (Non-Standard Properties)	65%			
Min. Loan Size	£50,000			
Max. Loan Size (75% LTV)	£500,000			
Max. Loan Size (70% LTV)	£1,000,000			
Term Length (Discounted, Variable & 2 Yr Fixed)	3 – 40 years			
Term Length (5 Yr Fixed)	6 – 40 years			
Maximum Demerits	0 in 12, 1 in 36		3 in 12	
CCJs & Defaults	0 in 24		3 in 12	
Secured Arrears	0 in 12, 1 in 36		3 in 12	
Unsecured Arrears	0 in 6, 2 in 24		Refer if declining in the last 6 months	
Debt Management Plans, IVAs, Bankruptcy	Not Accepted		Satisfied for 2 or more years, by referral	

Key features	
2-year fixed ERC	3%, 2%
5-year fixed ERC	5%, 4%, 3%, 2%, 1%
2-year Discounted ERC	3%, 2%
Variable ERC	No ERC
Variable Max. Loan Size	£250,000
Product Fee	£1,995

Regulated First Charge Rates Table

Regulated Second Charge Rates Table

Regulated CBTL Rates Table

Regulated Bridging Rates Table

Regulated Products Criteria Guide

Designed to help a variety of customers, including:

- First-Time Buyers
- Shared Ownership
- Right to Buy
- Self-Employed
- Impaired Credit

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Regulated Second Charge Mortgages - Rates Table

Regulated First Charge Rates Table

Regulated Second Charge Rates Table

Regulated CBTL Rates Table

Regulated Bridging Rates Table

Regulated Products Criteria Guide

	0 Demerits in the last 12 months (max 1 in 36)		Up to 3 Demerits in the last 12 months	
	Second Charge Prime Plus		**Second Charge Prime**	
£1,995 Product Fee	**≤ 65% LTV**	**≤ 75% LTV**	**≤ 65% LTV**	**≤ 75% LTV**
2 Year Discounted Rate	8.99%	9.19%	9.24%	9.44%
Variable Rate	9.90%	10.10%	10.15%	10.35%
2-year fixed	9.14%	9.34%	9.39%	9.59%
5-year fixed	9.00%	9.20%	9.25%	9.45%
Reversion Rate	10.00% made up of THMR + 2.00% (Together Homeowner Managed Rate (THMR) is currently 8.00%)			
Max. LTV	75%		75%, 65% Semi-Commercial	
Max. LTV (Non-Standard Properties)	65%			
Min. Loan Size	£30,000			
Max. Loan Size (75% LTV)	£300,000			
Max. Loan Size (70% LTV)	£500,000			
Max. Loan Size (60% LTV)	£750,000			
Term Length (Discounted, Variable & 2 Yr Fixed)	3 – 30 years			
Term Length (5 Yr Fixed)	6 – 30 years			
Maximum Demerits	0 in 12, 1 in 36		3 in 12	
CCJs & Defaults	0 in 24		3 in 12	
Secured Arrears	0 in 12, 1 in 36		3 in 12	
Unsecured Arrears	0 in 6, 2 in 24		Refer if declining in the last 6 months	
IVAs	Not Accepted		Active IVA with 3+ years of payment history by referral, where our funds are to repay the IVA directly. Satisfied IVAs accepted.	
Debt Management Plans and Bankruptcy	Not Accepted		Satisfied for 2 or more years, by referral	

Key features	
2-year fixed ERC	3%, 2%
5-year fixed ERC	5%, 4%, 3%, 2%, 1%
2-year discounted ERC	3%, 2%
Variable ERC	No ERC
Variable Max. Loan Size	£100,000
Product Fee	£1,995

Secured loans for any legal purpose, including:

- Home Improvements
- Debt Consolidation
- Transfer of Equity
- Lease Extension

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Regulated CBTL Mortgages - Rates Table

Regulated First Charge Rates Table

Regulated Second Charge Rates Table

Regulated CBTL Rates Table

Regulated Bridging Rates Table

Regulated Products Criteria Guide

	0 Demerits in the last 12 months (max 1 in 36)		Up to 3 Demerits in the last 12 months		0 Demerits in the last 12 months (max 1 in 36)		Up to 3 Demerits in the last 12 months	
	CBTL First Charge Prime Plus		CBTL First Charge Prime		CBTL Second Charge Prime Plus		CBTL Second Charge Prime	
2.5% Product Fee	**≤ 65% LTV**	**≤ 75% LTV**	**≤ 65% LTV**	**≤ 75% LTV**	**≤ 65% LTV**	**≤ 75% LTV**	**≤ 65% LTV**	**≤ 75% LTV**
Variable Rate	8.85%	9.05%	9.10%	9.30%	9.40%	9.60%	9.65%	9.85%
2-year fixed	7.85%	8.05%	8.10%	8.30%	8.60%	8.80%	8.85%	9.05%
5-year fixed	8.30%	8.50%	8.55%	8.75%	9.05%	9.25%	9.30%	9.50%
Reversion Rate	10.14% made up of THMR + 2.14% (Together Homeowner Managed Rate (THMR) is currently 8.00%)							
Max. LTV	75%		75%, 65% Semi-Commercial		75%		75%, 65% Semi-Commercial	
Max. LTV (Non-Standard Properties)	65%				65%			
Min. Loan Size	£50,000				£50,000			
Max. Loan Size (75% LTV)	£500,000				£300,000			
Max. Loan Size (70% LTV)	£1,000,000				£500,000			
Max. Loan Size (60% LTV)	£1,000,000				£750,000			
Term Length (Variable & 2 Yr fixed)	4 – 30 years				4 – 30 years			
Term Length (5 Yr fixed)	6 – 30 years				6 – 30 years			
Maximum Demerits	0 in 12, 1 in 36		3 in 12		0 in 12, 1 in 36		3 in 12	
CCJs & Defaults	0 in 24		3 in 12		0 in 24		3 in 12	
Secured Arrears	0 in 12, 1 in 36		3 in 12		0 in 12, 1 in 36		3 in 12	
Unsecured Arrears	0 in 6, 2 in 24		Refer if declining in the last 6 months		0 in 6, 2 in 24		Refer if declining in the last 6 months	
Debt Management Plans, IVAs, Bankruptcy	Not Accepted		Satisfied for 2 or more years, by referral		Not Accepted		Satisfied for 2 or more years, by referral	

Key features	
2-year fixed ERC	3%, 2%
5-year fixed ERC	5%, 4%, 3%, 2%, 1%
Variable ERC	No ERC
Product Fee	2.5% (max. £3,000)

What is a Consumer Buy-to-Let (CBTL) mortgage?

A CBTL mortgage is a type of buy-to-let mortgage specifically designed for individuals who are not professional landlords but are renting out a property, often due to unexpected circumstances like inheriting a property or relocating. These are regulated by the Financial Conduct Authority (FCA).

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Regulated Bridging - Rates Table

Regulated First Charge Rates Table

Regulated Second Charge Rates Table

Regulated CBTL Rates Table

Regulated Bridging Rates Table

Regulated Products Criteria Guide

			Customers with 0 Demerits in the last 12 months		Customers with up to 2 Demerits in the last 12 months	
			Prime Plus		Prime	
2% Product Fee (min £1,495)			First Charge	Second Charge	First Charge	Second Charge
Fixed Rate	≤60% LTV		0.87%	1.02%	0.97%	1.07%
	≤75% LTV		0.97%	1.12%	1.07%	1.17%
Max. LTV (including rolled-up)		Purchase	75%	x	75%	x
		Remortgage	70% (Up to 75% by Referral)			
Min. Loan Size			£50,000			
Max. Loan Size (70% LTV)			£1,000,000 (£500,000 up to 75% LTV)	£500,000	£1,000,000 (£500,000 up to 75% LTV)	£500,000
Max. Loan Size (60% LTV)			£1,000,000	£750,000	£1,000,000	£750,000
Term Length			12 months			
Maximum Demerits			0 in 12		2 in 12	
CCJs & Defaults			0 in 12		2 in 12	
Secured Arrears			0 in 12		2 in 12	
Debt Management Plans, IVAs, Bankruptcy			Not Accepted			

Accepted exit strategies
Sale of current owner-occupied property
Re-mortgage (DIP required)
Inheritance (grant of probate issued)
Pension Drawdown

Bridging finance for a range of needs, including:

- Home Improvements
- Downsizing
- Chain Break
- New home purchase at auction

All loan purposes considered by referral subject to exit strategy

Regulated Products - Criteria Guide

Regulated First Charge Rates Table

Regulated Second Charge Rates Table

Regulated CBTL Rates Table

Regulated Bridging Rates Table

Regulated Products Criteria Guide

Who we help - Income

- Employed: no minimum term in current role if 12 months continuous employment (if less than 12 months continuous employment, a minimum of 6 months with current employer is required).
- Self-employed: the last two SA302, tax overviews and up to date business banking statements (last 3 months) or accountant's certificate is required. Minimum of 1 year self-employed, projections can be used with accountant's reference.
- Contractors, zero-hour contracts and retired applicants are accepted.
- Annual, half-yearly, quarterly and regular monthly bonuses can be accepted, as well as regular commission and overtime.
- Benefits/DWP can be accepted.

Who we help - Applicants

- Minimum Age – 18 years.
- Maximum Age – 85 (1st Charge), 80 (2nd Charge) at end of term if retirement income can be proven. No maximum age for CBTL if self funding. Maximum age for Regulated Bridge is 85 at the end of term (higher by referral).
- Maximum Number of Applicants – 4.
- For all applicants currently renting, we require proof of rental payments from the landlord (typically 12 months).
- Expat applicants accepted for CBTL
- Independent legal advice may be required

Affordability

CBTL – ICR

- Projected rents accepted to a maximum of 90%.
- Tiered ICR applies:
  - 125% - Basic Rate Taxpayers.
  - 145% - Higher Rate Taxpayers.
  - 165% - Additional Rate Taxpayers.

2nd Charge – Additional Information

- Mortgage Reference Bypass not accepted on Flexible / open plan mortgages (including 2nd Charge CBTL and Regulated Bridge).
- 2nd Charge Mortgages and 2nd Charge CBTL Mortgages - Debt consolidation not permitted on interest only.

The Property

- A first charge mortgage is a mortgage on a property of which at least 40% is used or is intended to be used as a dwelling.
- Prime plus: 100% residential properties only.
- Shared Ownership and Right to Buy are permitted. Shared Ownership remortgage accepted by referral.
- 1st and 2nd Charge Prime: Semi-commercial 40% plus residential considered up to a maximum of 65% LTV.
- CBTL Prime: Semi-commercial < 50% business purposes considered.
- Standard property including:
  - Standard construction houses and bungalows (including ex-council);
  - Flats & maisonettes up to 6 storeys (ex-council up to 4 storeys);
  - Purpose built apartments (excluding ex-council).
- Non-standard property, all other property types including;
  - Ex-council flats & maisonettes (over 4 storeys);
  - Non-standard construction, defective, high-rise (over 6 storeys), or poor remarks on valuation.
- LTV for non-standard properties reduced to 65%. This could be reduced further subject to a full assessment.
- Fire Risk Assessment and Cladding:
  - For all flats in blocks (above and below 6 storeys), an up to date Fire Risk Assessment (FRA) must be in place and submitted with the application.
  - External Wall Review (EWS 1 Form) is needed if: the property is known to have ACM cladding (any height); the property has an unknown cladding type and is above 6 storeys in height (over 18m); the property has balconies containing combustible materials (any height).
- Cross Charging accepted for Regulated Bridging (first charge must be on the purchase property with either a first or second charge on the existing residential property). We also accept cross charging using BTL properties.
- Cash values up to 50% LTV considered.

Reversionary Rates

- Our reversion rates track Together Homeowner Managed Rate (THMR) which is currently 8.00%. See rates tables for margin details.

Credit Criteria

- A demerit is allocated for each secured arrears, CCJ and default registered in the last 12 months.
- Individual CCJs and Defaults:
  - 1 Demerit: Unsatisfied: £300 - £10,000, Satisfied: > £3,000.
  - Ignore all: ≤ £300 or satisfied ≤ £3,000.
  - Refer: Unsatisfied > £10,000.
- Secured Arrears – Demerits are defined as the highest number of months in arrears in the last 12 months.
- Up to three settled payday loans in the last 12 months are accepted. One active payday loan will be considered by referral, but must be repaid as part of the new mortgage (remortgage, deed cases and secured loans only).
- No declining unsecured arrears in the last 6 months.

Regulated Bridging – Additional Information

- Refinance of an existing bridge from another provider or Together, debt consolidation, transfer of equity and funds for business use will not be accepted.
- 2nd Charge – can only lend behind 1st charge term (not 1st charge bridge).
- Home improvements where exit is sale, Works must be completed in a reasonable time frame before the property is marketed.

Equitable Charges

- Max loan £250k up to 65% LTV (higher by referral)
- Declined consent evidence required
- We will not accept applications where consent is refused due to arrears/credit issues on the 1st Charge
- Customer must meet the Prime Plus credit profile
- We will not lend behind flexible mortgages
- Residential security only