West One

# Residential Mortgages

## Product Guide

29 September 2026

Premier Plus | Premier | Platinum | Prime Plus
Prime | Near Prime | Right to Buy and Shared Ownership

Office based underwriting support

Fast Track re-mortgage service

Referrals considered

On-site legal team

If in doubt, please call or email us.

Our dedicated intermediary sales team would be delighted to discuss your case

Email: mortgagesales@westoneloans.co.uk | Tel: 0333 1234556
www.westoneloans.co.uk/residential-mortgages

New

Premier Plus product range; offering our lowest rates

AVMs available for purchase and remortgage up to 85% LTV

Right to Buy and Shared Ownership *(up to 100% LSV)*

Interest Only to age 75. Minimum income £15k

£25k - £1.5m with loans up to £2.5m considered by referral

No credit score: each case is assessed on its own merits

Skilled Worker Visa accepted up to 90% LTV

New

Zero application fees for a limited period. Selected products available fee free

Employed, 1 year self-employed and contractors

Capital Raise up to 97.5% for Debt Consolidation

Loan terms 5- 40 years with maximum age of 85 at the end of the term

England, Wales & Scotland

Gifted equity and deposits

Married (sole proprietor) / co-habiting borrowers

Updated

LTI Boost Range offering uncapped LTIs with rates starting from 5.99%

West One, The Edward Hyde Building, 38 Clarendon Road, Watford, WD17 1JW.

West One

# Credit Tiers

| | New Premier Plus (incl. Shared Ownership) | Premier (incl. Shared Ownership) | Platinum (incl. Shared Ownership) | Prime Plus (incl. Right to Buy & Shared Ownership) | Prime | Near Prime |
|---|---|---|---|---|---|---|
| **Max LTV** | *PremierPlus: 85%* | *Premier: 97.5%* | *Platinum: 97.5%* | *Prime Plus: 95%* | *90%* | *75%* |
| **Satisfied Defaults** | 0 > £500 in 72 months | 0 > £500 in 36 months | 0 > £500 in 24 months | 0 > £500 in 12 months | Accepted | Accepted |
| **Unsatisfied Defaults** | 0 > £500 in 72 months | 0 > £500 in 36 months | 0 > £500 in 24 months | 0 > £500 in 12 months | 0 > £500 in 6 months | 1 > £500 in 12 months |
| **Satisfied CCJs** | 0 > £500 in 72 months | 0 > £500 in 36 months | 0 > £500 in 24 months | 0 > £500 in 12 months | Accepted | Accepted |
| **Unsatisfied CCJs** | 0 in 72 months | 0 > £500 in 36 months | 0 > £500 in 24 months | 0 > £500 in 12 months | 0 > £500 in 6 months | 1 > £500 in 12 months |
| **Max Total CCJ Value** | £500 | £5,000 | Over £5,000 by referral | Over £7,500 by referral | Not applicable | Not applicable |
| **Secured Arrears** | 0 in 36 months and up to date | 0 in 36 months and up to date | 0 in 24 months and up to date | 0 in 12 months and up to date | 1 in 12, none in 6 months | 1 in 12, none in 3 months |
| **Unsecured Arrears** | 3 in 12 months > £500 and up to date | 1 in 12 months > £500 and up to date | 2 in 12 months > £500 and up to date | Accepted when being cleared by the mortgage | Accepted when being cleared by the mortgage | Accepted |
| **Payday / High Interest / Short Tem Loans** | 0 in 36 months | 0 in 36 months | 0 in 24 months | 0 in 12 months | 0 in 6 months | 0 in 3 months |
| **Discharged DMPs** | 0 in 72 months | 0 in 72 months | 0 in 72 months | 0 in 72 months | 0 in 36 months | Accepted with satisfactory explanation |
| **Current DMPs** | Not accepted | Not accepted | Not accepted | Not accepted | Not accepted | Accepted if discharged from mortgage proceeds |
| **Bankruptcies/IVAs** | 0 in 72 months | 0 in 72 months | 0 in 72 months | 0 in 72 months | 0 in 72 months | 0 in 72 months |
| **Repossessions** | Not accepted | Not accepted | Not accepted | Not accepted | Not accepted | Not accepted |

(i) An explanation is required for all adverse credit, especially in cases of a worsening credit profile. (ii) Unsecured credit with balances below £500 are excluded from plan assessments but will be reviewed for affordability. (iii) Utilities and comms suppliers' payment profiles are not taken into account for plan assessment purposes (excluding CCJs and defaults).

***Fast track legal services available for remortgage applications with no legal fees at England, Wales & Scotland.***

## Products

| Category | Product Type | Min Loan | 65% Max loan: £1.5m | 75% Max loan: £1m | 80% Max Loan: £750k | 85% Max Loan: £600k | Product Fee |
|---|---|---|---|---|---|---|---|
| Core (Max 5.5x LTI) | 2-year fixed | £25k | 6.69% | 6.74% | 6.89% | 7.39% | £1,495 |
| | 5-year fixed | £25k | 6.59% | 6.64% | 6.74% | 7.19% | £1,495 |
| | Lifetime tracker w/o ERC | £25k | BBR + 2.35% | BBR + 2.45% | BBR + 2.75% | BBR + 3.35% | £1,495 |
| Fee Assist (Max 5.5x LTI) | 2-year fixed | £25k | 7.34% | 7.39% | 7.54% | 8.04% | £0 |
| | 5-year fixed | £25k | 6.84% | 6.89% | 7.09% | 7.59% | £0 |
| | 2-year fixed (Free Valuation) | £75k | 7.43% | 7.48% | 7.63% | 8.13% | £0 |
| | 5-year fixed (Free Valuation) | £75k | 6.90% | 6.95% | 7.15% | 7.65% | £0 |
| LTI Boost (Uncapped LTI) | 2-year fixed | £25k | 6.89% | 6.94% | 7.09% | 7.29% | £1,495 |
| | 5-year fixed | £25k | 6.79% | 6.84% | 7.04% | 7.24% | £1,495 |
| | Lifetime tracker w/o ERC | £25k | BBR + 2.55% | BBR + 2.65% | BBR + 2.95% | | £1,495 |
| | 2-year fixed | £250k | 6.49% | 6.54% | 6.69% | | 1% |
| | 5-year fixed | £250k | 6.59% | 6.64% | 6.74% | | 1% |
| | 2-year fixed | £250k | 5.99% | 6.04% | 6.19% | | 2% |
| | 5-year fixed | £250k | 6.39% | 6.44% | 6.54% | | 2% |

## Key criteria

### Acceptable adverse

**Satisfied defaults:** 0 for balances >£500 in 72 months
**Unsatisfied defaults:** 0 for balances >£500 in 72 months
**Satisfied CCJs:** 0 for balances >£500 in 72 months
**Unsatisfied CCJs:** 0 in 72 months
**Max total CCJ value:** £500
**Secured arrears:** 0 in 36 months and up to date
**Unsecured arrears:** 3 in 12 months for balances >£500 and up to date
**Payday loans:** 0 in 36 months
**Discharged DMPs:** 0 in 72 months
**Current DMPs:** Not accepted
**Bankruptcies / IVAs:** 0 in 72 months
**Repossessions:** Not accepted

(i) An explanation is required for all adverse credit, especially in cases of a worsening credit profile. (ii) Unsecured credit with balances below £500 are excluded from plan assessments but will be reviewed for affordability.
(iii) Utilities and comms suppliers' payment profiles are not taken into account for plan assessment purposes (excluding CCJs and defaults).

### Loan Term

**Minimum** - 5 years ; **maximum** - 40 years

### Applicant

**Minimum age:** 21 years, **Maximum age:** Capital Repayment = Loan term to finish by 85th birthday; Interest Only = Loan term to finish by 75th birthday
**Maximum number of applicants:** 2
**Minimum Income (Excluding LTI Boost):** £15,000 for both Capital & Interest and Interest Only
**Minimum Income for LTI Boost:** £50,000 minimum household income
**LTI Boost: Independent Legal Advice** will be required for variable fee products
**Over 10 years from retirement:** Work off current income with proof of pension e.g. payslip showing pension deduction
**Within 10 years of retirement:** Work off lower of current income or pension income
**Bonus/ Overtime/ Commission:** Up to 100% can be used if regular and consistent
**Married / Co-habiting applicants:** Applications from married individuals applying in their sole name accepted. We can also consider adding non-owning spouses / partners to mortgage application.

### Loan Amount

**Larger Loans** up to £2.5m considered by referral. Lender fee is excluded from LTV
**Unencumbered:** Loan sizes are capped at £500,000 and max LTV is 75%.

### ERCs

| | |
|---|---|
| 2yr fix | 2%/1% |
| 5yr fix | 5%/5%/4%/3%/2% |

### Additional Criteria

**Self employed:** 2 years trading history
**Employed:** Minimum time employed of 3 months.
**First Time Buyers:** Allowed up to plan max LTV. Additional applicants considered where they **have not owned a prope** in the last 5 years; **Borrowers living with family accepted.**
**Interest only: Unencumbered:** Not available for LTI Boost & Remortgage Only Limited Edition
**New Build: Max LTV:** houses - 90%, flats - 75%.
N.b. valuation is the lower of OMV or purchase price net of builder deposits.
**Debt consolidation:** Available up to 90% LTV.
All unsecured debts are paid directly from BACS. Not permitted for interest only.
**Visa holders:** Skilled Worker, Health & Care or UK Ancestry visas accepted provided they have >24 months UK residency

**Repayment methods** - **Capital and interest** | **Interest only** - maximum LTV 75% | Affordability will be calculated according to the repayment method selected.

## AVM CRITERIA* (For England, Wales & Scotland)

Remortgage Only

| Confidence Level | Maximum Loan Size | Maximum LTV |
|---|---|---|
| 4+ | £500,000 | 50% |
| 5+ | £500,000 | 70% |
| 6+ | £500,000 | 75% |

*Full valuations required for (i) properties > £1m in value, (ii) ex-LA flats, (iii) properties of non-standard construction, (iv) new builds

Fixed rate products revert to BBR + 4.99%

Please refer to our full Criteria Guide for further information

Premier Plus | **Premier** | Platinum | Prime Plus | Prime | Near Prime | Right to Buy | Shared Ownership

West One | Residential | Product Guide

***Fast track legal services available for remortgage applications with no legal fees at England, Wales & Scotland.***

Updated

| Category | Product Type | Min Loan | 65% Max loan: £1.5m | 75% Max loan: £1m | 80% Max Loan: £750k | 85% Max Loan: £600k | 90% Max Loan: £500k | 95% Max Loan: £500k FTB Only | 97.5% | Product Fee |
|---|---|---|---|---|---|---|---|---|---|---|
| **Core** Max 5.5x LTI | 2-year fixed | £25k | 6.79% | 6.84% | 6.99% | 7.49% | 8.14% | 8.64% | | £1,495 |
| | 5-year fixed | £25k | 6.69% | 6.74% | 6.84% | 7.29% | 8.04% | 8.54% | | £1,495 |
| | Lifetime tracker w/o ERC | £25k | BBR + 2.45% | BBR + 2.55% | BBR + 2.85% | BBR + 3.45% | BBR + 3.85% | BBR + 4.65% | | £1,495 |
| **Fee Assist** Max 5.5x LTI | 2-year fixed | £25k | 7.44% | 7.49% | 7.64% | 8.14% | 8.79% | 9.29% | | £0 |
| | 5-year fixed | £25k | 6.94% | 6.99% | 7.19% | 7.69% | 8.34% | 8.84% | | £0 |
| | 2-year fixed Free Valuation | £75k | 7.53% | 7.58% | 7.73% | 8.23% | 8.86% | 9.36% | | £0 |
| | 5-year fixed Free Valuation | £75k | 7.00% | 7.05% | 7.25% | 7.75% | 8.38% | 8.88% | | £0 |
| **LTI Boost** Uncapped LTI | 2-year fixed | £25k | 6.99% | 7.04% | 7.19% | 7.39% | | | | £1,495 |
| | 5-year fixed | £25k | 6.89% | 6.94% | 7.14% | 7.34% | | | | £1,495 |
| | Lifetime tracker w/o ERC | £25k | BBR + 2.65% | BBR + 2.75% | BBR + 3.05% | | | | | £1,495 |
| | 2-year fixed | £250k | 6.59% | 6.64% | 6.79% | | | | | 1% |
| | 5-year fixed | £250k | 6.69% | 6.74% | 6.84% | | | | | 1% |
| | 2-year fixed | £250k | 6.09% | 6.14% | 6.29% | | | | | 2% |
| | 5-year fixed | £250k | 6.49% | 6.54% | 6.64% | | | | | 2% |
| | | Min Loan | | | | Max loan: £1m | Max Loan: £850k | Max Loan: £600k | Max Loan: £500k | Product Fee |
| **Extra** Max 6.5x LTI | 2-year fixed | £25k | **Extra Plan Highlights:**<br>(i) AVMs up to 85% for Purchases and Remortgages.<br>(ii) Capital raising remortgage up to 97.5% inc. debt consolidation.<br>(iii) LTIs up to 6.5x income for LTV 97.5%.<br>(IV) Loan Sizes now available up to £1m | | | 7.97% | 8.72% | 9.07% | 9.47% | £1,495 |
| | 5-year fixed | £25k | | | | 7.59% | 8.34% | 8.69% | 9.09% | £1,495 |
| | 2-year fixed Fee assist | £25k | | | | | 9.37% | 9.72% | 10.12% | £0 |
| | 5-year fixed Fee assist | £25k | | | | | 8.64% | 8.99% | 9.39% | £0 |

Fees cannot be added above gross maximum LTV of 90% on our Core range

## Key criteria

### Acceptable adverse

| | |
|---|---|
| **Satisfied defaults:** | 0 for balances >£500 in 36 months |
| **Unsatisfied defaults:** | 0 for balances >£500 in 36 months |
| **Satisfied CCJs:** | 0 for balances >£500 in 36 months |
| **Unsatisfied CCJs:** | 0 for balances >£500 in 36 months |
| **Max total CCJ value:** | £5,000 |
| **Secured arrears:** | 0 in 36 months and up to date |
| **Unsecured arrears:** | 1 in 12 months for balances >£500 and up to date |
| **Payday loans:** | 0 in 36 months |
| **Discharged DMPs:** | 0 in 72 months |
| **Current DMPs:** | Not accepted |
| **Bankruptcies / IVAs:** | 0 in 72 months |
| **Extra Products Only:** | Defaults > £10k by referral only |
| **Repossessions:** | Not accepted |

(i) An explanation is required for all adverse credit, especially in cases of a worsening credit profile. (ii) Unsecured credit with balances below £500 are excluded from plan assessments but will be reviewed for affordability.

(iii) Utilities and comms suppliers' payment profiles are not taken into account for plan assessment purposes (excluding CCJs and defaults).

### Loan Term

**Minimum** - 5 years ; **maximum** - 40 years

### Applicant

**Minimum age:** 21 years, **Maximum age:** Capital Repayment = Loan term to finish by 85th birthday; Interest Only = Loan term to finish by 75th birthday

**Maximum number of applicants:** 2

**Minimum Income (Excluding LTI Boost):** £15,000 for both Capital & Interest and Interest Only

**Minimum Income for LTI Boost:** £50,000 minimum household income

**LTI Boost: Independent Legal Advice** will be required for variable fee products

**Over 10 years from retirement:** Work off current income with proof of pension e.g. payslip showing pension deduction

**Within 10 years of retirement:** Work off lower of current income or pension income

**Bonus/ Overtime/ Commission:** Up to 100% can be used if regular and consistent

**Married / Co-habiting applicants:** Applications from married individuals applying in their sole name accepted. We can also consider adding non-owning spouses / partners to mortgage application.

### Loan Amount

**Larger Loans** up to £2.5m considered by referral. Lender fee is excluded from LTV

**Unencumbered:** Loan sizes are capped at £500,000 and max LTV is 75%.

### Fees

Fees cannot be added above gross maximum LTV of 90% on our Core range

### ERCs

| | |
|---|---|
| **2yr fix** | 2%/1% |
| **5yr fix** | 5%/5%/4%/3%/2% |

### Additional Criteria

**Self employed: Extra:** 1 year trading history, **Other plans:** 2 years trading history

**Employed:** Minimum time employed of 3 months. **Extra:** Can consider 1 month by referral

**First Time Buyers:** Allowed up to plan max LTV. Additional applicants considered where they have not owned a property in the last 5 years; **Borrowers living with family accepted.**

**Interest only:** Not available for Extra; **Unencumbered:** Not available for LTI Boost & Remortgage Only Limited Edition

**New Build: Extra max LTV:** houses - 92.5%, flats - 85%. **Other plans max LTV:** houses - 90%, flats - 75%.

N.b. valuation is the lower of OMV or purchase price net of builder deposits.

**Debt consolidation: Extra:** Available up to 97.5% LTV, **Other Plans:** Available up to 90% LTV.

All unsecured debts are paid directly from BACS. Not permitted for interest only.

**Visa holders:** Skilled Worker, Health & Care or UK Ancestry visas accepted to 90% LTV provided they have >24 months UK residency. **Extra Products Only:** Borrowers must have permanent right to reside.

**Repayment methods** Capital and interest | Interest only - maximum LTV 75% | Affordability will be calculated according to the repayment method selected.

**AVM CRITERIA*** (For England, Wales & Scotland)

| For Extra Plan - Purchase + Remortgage | | | For All Other Plans - Remortgage Only | | |
|---|---|---|---|---|---|
| **Confidence Level** | **Maximum Loan Size** | **Maximum LTV** | **Confidence Level** | **Maximum Loan Size** | **Maximum LTV** |
| 4+ | £750,000 | 50% | 4+ | £500,000 | 50% |
| 5+ | £750,000 | 70% | 5+ | £500,000 | 70% |
| 6+ | £750,000 | 85% | 6+ | £500,000 | 75% |

*Full valuations required for (i) properties > £1m in value, (ii) ex-LA flats, (iii) properties of non-standard construction, (iv) new builds

Fixed rate products revert to BBR + 4.99%

Please refer to our full Criteria Guide for further information

***Fast track legal services available for remortgage applications with no legal fees at England, Wales & Scotland.***

## Products

| Category | Product Type | Min Loan | 65% Max loan: £1.5m | 75% Max loan: £1m | 80% Max Loan: £750k | 85% Max Loan: £600k | 90% Max Loan: £500k | 95% | 97.5% | Product Fee |
|---|---|---|---|---|---|---|---|---|---|---|
| Core (Max 5.5x LTI) | 2-year fixed | £25k | 6.84% | 6.89% | 7.04% | 7.54% | 8.19% | | | £1,495 |
| | 5-year fixed | £25k | 6.74% | 6.79% | 6.99% | 7.44% | 8.09% | | | £1,495 |
| | Lifetime Tracker w/o ERC | £25k | BBR + 2.55% | BBR + 2.65% | BBR + 2.95% | BBR + 3.55% | BBR + 3.95% | | | £1,495 |
| Fee Assist (Max 5.5x LTI) | 2-year fixed | £25k | 7.49% | 7.54% | 7.69% | 8.19% | 8.84% | | | £0 |
| | 5-year fixed | £25k | 6.99% | 7.04% | 7.24% | 7.74% | 8.39% | | | £0 |
| | 2-year fixed (Free Valuation) | £75k | 7.58% | 7.63% | 7.78% | 8.28% | 8.91% | | | £0 |
| | 5-year fixed (Free Valuation) | £75k | 7.05% | 7.10% | 7.30% | 7.80% | 8.43% | | | £0 |
| Updated LTI Boost (Uncapped LTI) | 2-year fixed | £25k | 7.04% | 7.09% | 7.24% | 7.44% | | | | £1,495 |
| | 5-year fixed | £25k | 6.94% | 6.99% | 7.19% | 7.39% | | | | £1,495 |
| | Lifetime Tracker w/o ERC | £25k | BBR + 2.75% | BBR + 2.85% | BBR + 3.15% | | | | | £1,495 |
| | 2-year fixed | £250k | 6.64% | 6.69% | 6.84% | | | | | 1% |
| | 5-year fixed | £250k | 6.74% | 6.79% | 6.99% | | | | | 1% |
| | 2-year fixed | £250k | 6.14% | 6.19% | 6.34% | | | | | 2% |
| | 5-year fixed | £250k | 6.54% | 6.59% | 6.79% | | | | | 2% |
| | | Min Loan | | | | Max loan: £1m | Max Loan: £850k | Max Loan: £600k | Max Loan: £500k | Product Fee |
| Extra (Max 6.5x LTI) | 2-year fixed | £25k | | | | 8.02% | 8.77% | 9.17% | 9.61% | £1,495 |
| | 5-year fixed | £25k | | | | 7.64% | 8.39% | 8.79% | 9.22% | £1,495 |
| | 2-year fixed (Fee assist) | £25k | | | | | 9.42% | 9.82% | 10.26% | £0 |
| | 5-year fixed (Fee assist) | £25k | | | | | 8.69% | 9.09% | 9.52% | £0 |

**Extra Plan Highlights:**
(i) AVMs up to 85% for Purchases and Remortgages.
(ii) Capital raising remortgage up to 97.5% inc. debt consolidation.
(iii) LTIs up to 6.5x income for LTV 97.5%.
(iv) Loan sizes now available up to £1m.

## Key criteria

### Acceptable adverse

**Satisfied defaults:** 0 for balances >£500 in 24 months
**Unsatisfied defaults:** 0 for balances >£500 in 24 months
**Satisfied CCJs:** 0 for balances >£500 in 24 months
**Unsatisfied CCJs:** 0 for balances >£500 in 24 months
**Max total CCJ value:** Over £5000 by referral
**Secured arrears:** 0 in 24 months and up to date
**Unsecured arrears:** Max Status 2 in 12 months for balances >£500 and UTD
**Payday loans:** 0 in 24 months
**Discharged DMPs:** 0 in 72 months
**Current DMPs:** Not accepted
**Bankruptcies / IVAs:** 0 in 72 months
**Extra Products Only:** Defaults > £10k by referral only
**Repossessions:** Not accepted

(i) An explanation is required for all adverse credit, especially in cases of a worsening credit profile. (ii) Unsecured credit with balances below £500 are excluded from plan assessments but will be reviewed for affordability. (iii) Utilities and comms suppliers' payment profiles are not taken into account for plan assessment purposes (excluding CCJs and defaults).

### Loan Term

**Minimum** - 5 years ; **maximum** - 40 years

### Applicant

**Minimum age:** 21 years, **Maximum age:** Capital Repayment = Loan term to finish by 85th birthday; Interest Only = Loan term to finish by 75th birthday
**Maximum number of applicants:** 2
**Minimum Income (Excluding LTI Boost):** £15,000 for both Capital & Interest and Interest Only
**Minimum Income for LTI Boost:** £50,000 minimum household income
**LTI Boost: Independent Legal Advice** will be required for variable fee products
**Over 10 years from retirement:** Work off current income with proof of pension e.g. payslip showing pension deduction
**Within 10 years of retirement:** Work off lower of current income or pension income
**Bonus/ Overtime/ Commission:** Up to 100% can be used if regular and consistent
**Married / Co-habiting applicants:** Applications from married individuals applying in their sole name accepted. We can also consider adding non-owning spouses / partners to mortgage application.

### Loan Amount

**Larger Loans** up to £2.5m considered by referral. Lender fee is excluded from LTV
**Unencumbered:** Loan sizes are capped at £500,000 and max LTV is 75%.

### Fees

Fees cannot be added above gross maximum LTV of 90% on our Core range

### ERCs

| | |
|---|---|
| **2yr fix** | 2%/1% |
| **5yr fix** | 5%/5%/4%/3%/2% |

### Additional Criteria

**Self employed: Extra:** 1 year trading history, **Other plans:** 2 years trading history
**Employed:** Minimum time employed of 3 months. **Extra:** Can consider 1 month by referral
**First Time Buyers:** Accepted
**Borrowers living with family accepted.**
**Interest only:** Not available for Extra; **Unencumbered:** Not available for LTI Boost & Remortgage Only Limited Edition
**New Build: Extra max LTV:** houses - 90%, flats - 85%. **Other plans max LTV:** houses - 90%, flats - 75%. N.b. valuation is the lower of OMV or purchase price net of builder deposits.
**Debt consolidation: Extra:** Available up to 97.5% LTV, **Other Plans:** Available up to 90% LTV. All unsecured debts are paid directly from BACS. Not permitted for interest only.
**Visa holders:** Skilled Worker, Health & Care or UK Ancestry visas accepted provided they have >24 months UK residency. **Extra Products Only:** Borrowers must have permanent right to reside.

**Repayment methods** Capital and interest | Interest only - maximum LTV 75% | Affordability will be calculated according to the repayment method selected.

### AVM CRITERIA* (For England, Wales & Scotland)

| For Extra Plan - Purchase + Remortgage | | | For All Other Plans - Remortgage Only | | |
|---|---|---|---|---|---|
| Confidence Level | Maximum Loan Size | Maximum LTV | Confidence Level | Maximum Loan Size | Maximum LTV |
| 4+ | £750,000 | 50% | 4+ | £500,000 | 50% |
| 5+ | £750,000 | 70% | 5+ | £500,000 | 70% |
| 6+ | £750,000 | 85% | 6+ | £500,000 | 75% |

*Full valuations required for (i) properties > £1m in value, (ii) ex-LA flats, (iii) properties of non-standard construction, (iv) new builds

Fixed rate products revert to BBR + 4.99%
Please refer to our full Criteria Guide for further information

***Fast track legal services available for remortgage applications with no legal fees at England, Wales & Scotland.***

Updated

| Category | Product Type | Min Loan | 65% Max Loan: £1.5m | 75% Max Loan: £1m | 80% Max Loan: £750k | 85% Max Loan: £600k | 90% | 95% | Product Fee |
|---|---|---|---|---|---|---|---|---|---|
| **Core** Max 5.5x LTI | 2-year fixed | £25k | 7.09% | 7.14% | 7.29% | 7.79% | | | £1,495 |
| | 5-year fixed | £25k | 6.99% | 7.04% | 7.24% | 7.69% | | | £1,495 |
| | Lifetime Tracker w/o ERC | £25k | BBR + 2.75% | BBR + 2.85% | BBR + 3.15% | BBR + 3.75% | | | £1,495 |
| **Fee Assist** Max 5.5x LTI | 2-year fixed | £25k | 7.74% | 7.79% | 7.94% | 8.44% | | | £0 |
| | 5-year fixed | £25k | 7.24% | 7.29% | 7.49% | 7.99% | | | £0 |
| | 2-year fixed Free Valuation | £75k | 7.83% | 7.88% | 8.03% | 8.53% | | | £0 |
| | 5-year fixed Free Valuation | £75k | 7.30% | 7.35% | 7.55% | 8.05% | | | £0 |
| **LTI Boost** Uncapped LTI | 2-year fixed | £25k | 7.29% | 7.34% | 7.49% | 7.69% | | | £1,495 |
| | 5-year fixed | £25k | 7.19% | 7.24% | 7.44% | 7.64% | | | £1,495 |
| | Lifetime Tracker w/o ERC | £25k | BBR + 2.69% | BBR + 2.79% | BBR + 3.09% | | | | £1,495 |
| | 2-year fixed | £250k | 6.89% | 6.94% | 7.09% | | | | 1% |
| | 5-year fixed | £250k | 6.99% | 7.04% | 7.24% | | | | 1% |
| | 2-year fixed | £250k | 6.39% | 6.44% | 6.59% | | | | 2% |
| | 5-year fixed | £250k | 6.79% | 6.84% | 7.04% | | | | 2% |
| **Extra** Max 6.5x LTI | **Maximum loan size** | Min Loan | | | | Max Loan: £850k | Max Loan: £700k | Max Loan: £600k | **Product Fee** |
| | 2-year fixed | £25k | **Extra Plan Highlights:**<br>(i) AVMs up to 85% for Purchases and Remortgages.<br>(ii) Capital raising remortgage up to 95% inc. debt consolidation.<br>(iii) LTIs up to 6.5x income for LTV 95%.<br>(iv) Loan Sizes Now available up to £850k | | | 8.27% | 8.92% | 9.24% | £1,495 |
| | 5-year fixed | £25k | | | | 7.89% | 8.53% | 8.84% | £1,495 |
| | 2-year fixed Fee assist | £25k | | | | | 9.57% | 9.89% | £0 |
| | 5-year fixed Fee assist | £25k | | | | | 8.83% | 9.14% | £0 |

## Key criteria

### Acceptable adverse

**Satisfied defaults:** 0 for balances >£500 in 12 months
**Unsatisfied defaults:** 0 for balances >£500 in 12 months
**Satisfied CCJs:** 0 for balances >£500 in 12 months
**Unsatisfied CCJs:** 0 for balances >£500 in 12 months
**Max total CCJ value:** Over £7500 by referral
**Secured arrears:** 0 in 12 months and up to date
**Unsecured arrears:** Accepted where outstanding arrears being cleared by the mortgage
**Payday loans:** 0 in 12 months
**Discharged DMPs:** 0 in 72 months
**Current DMPs:** Not accepted
**Bankruptcies / IVAs:** 0 in 72 months
**Extra Products Only:** Defaults > £10k by referral only
**Repossessions:** Not accepted

(i) An explanation is required for all adverse credit, especially in cases of a worsening credit profile. (ii) Unsecured credit with balances below £500 are excluded from plan assessments but will be reviewed for affordability. (iii) Utilities and comms suppliers' payment profiles are not taken into account for plan assessment purposes (excluding CCJs and defaults).

### Loan Term

**Minimum** - 5 years ; **maximum** - 40 years

### Applicant

**Minimum age:** 21 years
**Maximum age:** Capital Repayment = Loan term to finish by 85th birthday; Interest Only = Loan term to finish by 75th birthday
**Maximum number of applicants:** 2
**Minimum Income (Excluding LTI Boost):** £15,000 for both Capital & Interest and Interest Only
**Minimum Income for LTI Boost:** £50,000 minimum household income
**LTI Boost: Independent Legal Advice** will be required for variable fee products
**Over 10 years from retirement:** Work off current income with proof of pension e.g. payslip showing pension deduction
**Within 10 years of retirement:** Work off lower of current income or pension income
**Bonus/ Overtime/ Commission:** Up to 100% can be used if regular and consistent
**Married / Co-habiting applicants:** Applications from married individuals applying in their sole name accepted. We can also consider adding non-owning spouses / partners to mortgage application.

### Loan Amount

**Larger Loans** up to £2.5m considered by referral. Lender fee is excluded from LTV
**Unencumbered:** Loan sizes are capped at £500,000 and max LTV is 75%.

### ERCs

| | |
|---|---|
| **2yr fix** | 2%/1% |
| **5yr fix** | 5%/5%/4%/3%/2% |

### Additional Criteria

**Self employed:** Minimum 1 year trading history
**Employed:** Minimum time employed of 3 months. **Extra:** Can consider 1 month by referral
**First Time Buyers:** Accepted
**Interest only:** Not available for Extra
**Unencumbered:** Not available for LTI Boost and Remortgage Only Limited Edition
**New Build: Extra max LTV:** houses - 85%, flats - 85%. **Other plans max LTV:** houses - 85%, flats - 75%. N.b. valuation is the lower of OMV or purchase price net of builder deposits.
**Debt consolidation: Extra:** Available up to 95% LTV, **Other Plans:** Available up to 85% LTV. All unsecured debts are paid directly from BACS. Not permitted for interest only.
**Visa holders:** Skilled Worker, Health & Care or UK Ancestry visas accepted provided they have >24 months UK residency. **Extra Products Only:** Borrowers must have permanent right to reside.

**Repayment methods** Capital and interest | Interest only - maximum LTV 75% | Affordability will be calculated according to the repayment method selected.

**AVM CRITERIA*** (For England, Wales & Scotland)

| For Extra Plan - Purchase + Remortgage | | | For All Other Plans - Remortgage Only | | |
|---|---|---|---|---|---|
| **Confidence Level** | **Maximum Loan Size** | **Maximum LTV** | **Confidence Level** | **Maximum Loan Size** | **Maximum LTV** |
| 4+ | £750,000 | 50% | 4+ | £500,000 | 50% |
| 5+ | £750,000 | 70% | 5+ | £500,000 | 70% |
| 6+ | £750,000 | 85% | 6+ | £500,000 | 75% |

*Full valuations required for (i) properties > £1m in value, (ii) ex-LA flats, (iii) properties of non-standard construction, (iv) new builds

Fixed rate products revert to BBR + 4.99%

Please refer to our full Criteria Guide for further information

***Fast track legal services available for remortgage applications with no legal fees.***

| Category | Product Type | Min Loan | 65% | 75% | 80% | 85% | 90% | Product Fee |
|---|---|---|---|---|---|---|---|---|
| | | | Max Loan: £1m | Max Loan: £750k | Max Loan: £600k | | | |
| **Core** (Max 5.5 x LTI) | 2-year fixed | £25k | 7.64% | 7.69% | 7.84% | | | £1,495 |
| | 5-year fixed | £25k | 7.54% | 7.59% | 7.79% | | | £1,495 |
| | Lifetime Tracker w/o ERC | £25k | BBR + 3.29% | BBR + 3.39% | BBR + 3.69% | | | £1,495 |
| **Fee Assist** (Max 5.5 x LTI) | 2-year fixed | £25k | 8.29% | 8.34% | 8.49% | | | £0 |
| | 5-year fixed | £25k | 7.79% | 7.84% | 8.04% | | | £0 |
| | 2-year fixed (Free Valuation) | £75k | 8.44% | 8.49% | 8.64% | | | £0 |
| | 5-year fixed (Free Valuation) | £75k | 7.89% | 7.94% | 8.14% | | | £0 |
| **LTI Boost** (Uncapped LTI) | 2-year fixed | £25k | 7.84% | 7.89% | 8.04% | | | £1,495 |
| | 5-year fixed | £25k | 7.74% | 7.79% | 7.99% | | | £1,495 |
| | Lifetime Tracker w/o ERC | £25k | BBR + 3.49% | BBR + 3.59% | BBR + 3.89% | | | £1,495 |
| | | Min Loan | - | - | - | Max Loan: £550k | Max Loan: £500k | Product Fee |
| **Extra** (Max 6.5x LTI) | 2-year fixed | £25k | **Extra Plan Highlights:** (i) AVMs up to 85% for Purchases and Remortgages. (ii) Capital raising remortgage up to 90% inc. debt consolidation. (iii) LTIs up to 6.5x income for LTV 90%. | | | 8.77% | 9.42% | £1,495 |
| | 5-year fixed | £25k | | | | 8.39% | 9.03% | £1,495 |
| | 2-year fixed (Fee assist) | £25k | | | | | 10.07% | £0 |
| | 5-year fixed (Fee assist) | £25k | | | | | 9.33% | £0 |

## Key criteria

### Acceptable adverse

**Satisfied defaults:** Accepted
**Unsatisfied defaults:** 0 for balances >£500 in 6 months
**Satisfied CCJs:** Accepted
**Unsatisfied CCJs:** 0 for balances >£500 in 6 months
**Max total CCJ value:** Not Applicable
**Secured arrears:** 1 in 12 months and 0 in 6 months
**Unsecured arrears:** Accepted where outstanding arrears being cleared by the mortgage
**Payday loans:** 0 in 6 months
**Discharged DMPs:** 0 in 36 months
**Current DMPs:** Not accepted
**Bankruptcies / IVAs:** 0 in 72 months
**Extra Products Only:** Defaults > £10k by referral only
**Repossessions:** Not accepted

(i) An explanation is required for all adverse credit, especially in cases of a worsening credit profile.
(ii) Unsecured credit with balances below £500 are excluded from plan assessments but will be reviewed for affordability.
(iii) Utilities and comms suppliers' payment profiles are not taken into account for plan assessment purposes (excluding CCJs and defaults).

### Loan Term

**Minimum** - 5 years ; **maximum** - 40 years

### Applicant

**Minimum age:** 21 years
**Maximum age:** Capital Repayment = Loan term to finish by 85th birthday;
Interest Only = Loan term to finish by 75th birthday
**Maximum number of applicants:** 2
**Minimum income for capital repayment:** Core - £15,000 main income earner;
**Minimum Income for LTI Boost:** £50,000 minimum household income
**LTI Boost: Independent Legal Advice** will be required for variable fee products
**Minimum income for interest only:** £15,000 main income earner
**Over 10 years from retirement:**
Work off current income with proof of pension e.g. payslip showing pension deduction
**Within 10 years of retirement:** Work off lower of current income or pension income
**Bonus/ Overtime/ Commission:** Up to 100% can be used if regular and consistent
**Married / Co-habiting applicants:** Applications from married individuals applying in their sole name accepted. We can also consider adding non-owning spouses/ partners to mortgage application.

### Loan Amount

**Unencumbered:** Loan sizes are capped at £500,000 and max LTV is 75%.

### ERCs

| | |
|---|---|
| **2yr fix** | 2%/1% |
| **5yr fix** | 5%/5%/4%/3%/2% |

### Additional Criteria

**Self employed:** Minimum 1 year trading history
**Employed:** Minimum time in employment of 3 months. **Extra:** Can consider 1 month by referral.
**First Time Buyers:** 12 months current rental history required (applicants living with family considered by referral)
**Interest only:** Not available for Extra
**Unencumbered:** Not available for LTI Boost
**New build: Extra max LTV:** houses-85%, flats-85%. **Other plans max LTV:** Flats to 75% LTV, houses to plan max LTV. N.b. valuation is the lower of OMV or purchase price net of builder deposits.
**Debt consolidation: Extra:** Available up to 90% LTV. **Other Plans:** Available up to 80% LTV - all unsecured debts are paid directly from BACS. Not permitted for interest only.
**Visa holders:** Skilled Worker, Health & Care or UK Ancestry visas accepted provided they have >24 months UK residency. **Extra Products Only:** Borrowers must have permanent right to reside.
**Location:** England, Wales, Scotland & Northern Ireland, **Extra:** England, Wales & Scotland

**Repayment methods** Capital and interest | Interest only - maximum LTV 75% | Affordability will be calculated according to the repayment method selected.

**AVM CRITERIA*** (For England, Wales & Scotland)

| For Extra Plan - Purchase + Remortgage | | | For All Other Plans - Remortgage Only | | |
|---|---|---|---|---|---|
| **Confidence Level** | **Maximum Loan Size** | **Maximum LTV** | **Confidence Level** | **Maximum Loan Size** | **Maximum LTV** |
| 4+ | £750,000 | 50% | 4+ | £300,000 | 50% |
| 5+ | £750,000 | 70% | 5+ | £300,000 | 70% |
| 6+ | £750,000 | 85% | | | |

*Full valuations required for (i) properties > £1m in value, (ii) ex-LA flats, (iii) properties of non-standard construction, (iv) new builds

Fixed rate products revert to BBR + 4.99%

Please refer to our full Criteria Guide for further information

***Fast track legal services available for remortgage applications with no legal fees at England, Wales & Scotland.***

## Products

| Category | Product Type | | Min Loan | 65% | 75% | Product Fee |
|---|---|---|---|---|---|---|
| **Core** Max 5.5x LTI | 2-year fixed | | £25k | 8.69% | 8.74% | £1,495 |
| | 5-year fixed | | £25k | 8.59% | 8.64% | £1,495 |
| | Lifetime Tracker w/o ERC | | £25k | BBR + 4.15% | BBR + 4.25% | £1,495 |
| **Fee Assist** Max 5.5x LTI | 2-year fixed | | £25k | 9.34% | 9.39% | £0 |
| | 5-year fixed | | £25k | 8.89% | 8.94% | £0 |
| | 2-year fixed | Free Valuation | £75k | 9.49% | 9.54% | £0 |
| | 5-year fixed | Free Valuation | £75k | 8.99% | 9.04% | £0 |

## Key criteria

### Acceptable adverse

| | |
|---|---|
| **Satisfied defaults:** | Accepted |
| **Unsatisfied defaults:** | 1 for balances >£500 in 12 months |
| **Satisfied CCJs:** | Accepted |
| **Unsatisfied CCJs:** | 1 for balances >£500 in 12 months |
| **Max total CCJ value:** | Not Applicable |
| **Secured arrears:** | 1 in 12 months and 0 in 3 months |
| **Unsecured arrears:** | Accepted |
| **Payday loans:** | 0 in 3 months |
| **Discharged DMPs:** | Accepted with satisfactory explanation |
| **Current DMPs:** | Accepted if being discharged directly from the mortgage proceeds & satisfactory explanation. |
| **Bankruptcies / IVAs:** | 0 in 72 months |
| **Repossessions:** | Not accepted |

(i) An explanation is required for all adverse credit, especially in cases of a worsening credit profile. (ii) Unsecured credit with balances below £500 are excluded from plan assessments but will be reviewed for affordability. (iii) Utilities and comms suppliers' payment profiles are not taken into account for plan assessment purposes (excluding CCJs and defaults).

### Loan Term

**Minimum** - 5 years ; **maximum** - 40 years

### Loan Amount / LTV Limit

**Minimum loan size:**
£25,000

**Maximum loan size*:**

| Loan Amount | LTV Limit |
|---|---|
| £750,000 | 65% |
| £500,000 | 75% |

*for unencumbered: loan sizes are capped at £500,000

Loan sizes up to £2.5m considered by referral.

### Applicant

**Minimum age:** 21 years
**Maximum age:** Loan term to finish by 85th birthday
**Maximum number of applicants:** 2
**Minimum income:**
£15,000 main income earner
**Over 10 years from retirement:**
Work off current income with proof of pension e.g. payslip showing pension deduction
**Within 10 years of retirement**
Work off lower of current income or pension income
**Bonus/ Overtime/ Commission**
Up to 100% can be used if regular and consistent
**Married / Co-habiting applicants**
Applications from married individuals applying in their sole name accepted. We can also consider adding non-owning spouses / partners to the mortgage application.

### Fees

Lender fee is excluded from LTV calculation.

### ERCs

| | |
|---|---|
| **2yr fix** | 2%/1% |
| **5yr fix** | 5%/5%/4%/3%/2% |

### Additional Criteria

**Self employed:** Minimum 1 year trading history
**Employed:** Minimum time in employment of 3 months
**First Time Buyers:** Not accepted
**Interest only:** Not available
**New build:** Flats and houses to plan max LTV. N.b. valuation is the lower of OMV or purchase price net of builder deposits.
**Debt consolidation:** Available up to 75% LTV - all unsecured debts are paid directly from BACS.
**Visa holders:** Skilled Worker, Health & Care or UK Ancestry visas accepted provided they have >24 months UK residency.

**Repayment methods** Capital and interest — Affordability will be calculated according to the repayment method selected.

### AVM CRITERIA* - Remortgage Only
(For England, Wales & Scotland)

| Confidence Level | Maximum Loan Size | Maximum LTV |
|---|---|---|
| 4+ | £300,000 | 50% |
| 5+ | £300,000 | 70% |

*Full valuations required for (i) properties > £1m in value, (ii) ex-LA flats, (iii) properties of non-standard construction, (iv) new builds.

Fixed rate products revert to BBR + 4.99%
Please refer to our full Criteria Guide for further information

| Products | | | | |
|---|---|---|---|---|
| **Category** | **Product Type** | **Min Loan** | **75% OMV** | **Product Fee** |
| **Right to Buy - Purchase Only** Max 5.5x LTI | 2-year fixed | £25k | 7.59% | £1,495 |
| | 5-year fixed | £25k | 7.34% | £1,495 |
| | 2-year fixed Fee assist | £25k | 8.19% | £0 |
| | 5-year fixed Fee assist | £25k | 7.69% | £0 |
| | 2-year fixed Free Valuation Fee assist | £75k | 8.34% | £0 |
| | 5-year fixed Free Valuation Fee assist | £75k | 7.79% | £0 |

## Key criteria

### Acceptable adverse

| | |
|---|---|
| **Satisfied defaults:** | 0 for balances >£500 in 12 months |
| **Unsatisfied defaults:** | 0 for balances >£500 in 12 months |
| **Satisfied CCJs:** | 0 for balances >£500 in 12 months |
| **Unsatisfied CCJs:** | 0 for balances >£500 in 12 months |
| **Max total CCJ value:** | Over £7500 by referral |
| **Secured arrears:** | 0 in 12 months and up to date |
| **Unsecured arrears:** | Accepted if up to date |
| **Payday loans:** | 0 in 12 months |
| **Discharged DMPs:** | 0 in 72 months |
| **Current DMPs:** | Not accepted |
| **Bankruptcies / IVAs:** | 0 in 72 months |
| **Repossessions:** | Not accepted |

(i) An explanation is required for all adverse credit, especially in cases of a worsening credit profile. (ii) Unsecured credit with balances below £500 are excluded from plan assessments but will be reviewed for affordability. (iii) Utilities and comms suppliers' payment profiles are not taken into account for plan assessment purposes (excluding CCJs and defaults).

| Loan Term | Location |
|---|---|
| **Minimum** - 5 years ; **maximum** - 40 years | England and Isle of Wight Only |

### Loan Amount / LTV Limit

| Loan Amount | LTV Limit |
|---|---|
| **Minimum loan size:** £25,000 | |
| **Maximum loan size*:** £500,000 | 75% |
| *Loans over £500,000 considered by referral | |

### Key RTB Criteria

Lower of 100% of discounted purchase price or 75% of the OMV

### Applicant

**Minimum age:** 21 years

**Maximum age:** Loan term to finish by 85th birthday

**Maximum number of applicants:** 2

**Minimum income:**

£15,000 main income earner

**Over 10 years from retirement:**

Work off current income with proof of pension e.g. payslip showing pension deduction

**Within 10 years of retirement**

Work off lower of current income or pension income

**Bonus/ Overtime/ Commission**

Up to 100% can be used if regular and consistent

**Married / Co-habiting applicants**

Applications from married individuals applying in their sole name accepted. We can also consider adding non-owning spouses / partners to the mortgage application.

### Fees

The lender fee (where applicable) can be added to the mortgage up to the maximum LTV of 75% of the OMV

### ERCs

| | |
|---|---|
| **2yr fix** | 2%/1% |
| **5yr fix** | 5%/5%/4%/3%/2% |

### Additional Criteria

**Self employed:** Minimum 1 year trading history

**Employed:** Minimum time in employment of 3 months

**First Time Buyers:** Accepted

**Interest only:** Not available

**Rental Payments:** Last 12 months required

**Council Flats:** Accepted up to 4 stories with minimum property value of £200,000 up to 65% LTV. 5 stories or more with a lift considered by referral

**Legal Services:** Dual representation available exclusively through our closed panel of solicitors.

**Debt consolidation:** Not permitted.

**Visa holders:** Skilled Worker, Health & Care or UK Ancestry visas accepted provided they have >24 months UK residency.

**Repayment methods** Capital and interest — Affordability will be calculated according to the repayment method selected.

Fixed rate products revert to BBR + 4.99%

Please refer to our full Criteria Guide for further information

New

| Premier Plus | | | | | |
|---|---|---|---|---|---|
| **Category** | **Product Type** | **Min Loan** | **95% LSV** | **100% LSV** | **Product Fee** |
| **Shared Ownership - Purchases & Remortgages** Max 5x LTI | 2-year fixed | £25k | 6.94% | 7.44% | £1,495 |
| | 2-year fixed Fee assist | £25k | 7.54% | 8.04% | £0 |
| | 2-year fixed Free Valuation Fee assist | £25k | 7.69% | 8.19% | £0 |
| | 5-year fixed | £25k | 6.74% | 7.09% | £1,495 |
| | 5-year fixed Fee assist | £25k | 6.99% | 7.34% | £0 |
| | 5-year fixed Free Valuation Fee assist | £25k | 7.09% | 7.44% | £0 |

| Premier | | | | | |
|---|---|---|---|---|---|
| **Category** | **Product Type** | **Min Loan** | **95% LSV** | **100% LSV** | **Product Fee** |
| **Shared Ownership - Purchases & Remortgages** Max 5x LTI | 2-year fixed | £25k | 7.04% | 7.54% | £1,495 |
| | 2-year fixed Fee assist | £25k | 7.64% | 8.14% | £0 |
| | 2-year fixed Free Valuation Fee assist | £25k | 7.79% | 8.29% | £0 |
| | 5-year fixed | £25k | 6.84% | 7.19% | £1,495 |
| | 5-year fixed Fee assist | £25k | 7.09% | 7.44% | £0 |
| | 5-year fixed Free Valuation Fee assist | £25k | 7.19% | 7.54% | £0 |

| Platinum | | | | | |
|---|---|---|---|---|---|
| **Category** | **Product Type** | **Min Loan** | **95% LSV** | **100% LSV** | **Product Fee** |
| **Shared Ownership - Purchases & Remortgages** Max 5x LTI | 2-year fixed | £25k | 7.09% | 7.59% | £1,495 |
| | 2-year fixed Fee assist | £25k | 7.69% | 8.19% | £0 |
| | 2-year fixed Free Valuation Fee assist | £25k | 7.84% | 8.34% | £0 |
| | 5-year fixed | £25k | 6.89% | 7.24% | £1,495 |
| | 5-year fixed Fee assist | £25k | 7.14% | 7.49% | £0 |
| | 5-year fixed Free Valuation Fee assist | £25k | 7.24% | 7.59% | £0 |

| Prime Plus | | | | | |
|---|---|---|---|---|---|
| **Category** | **Product Type** | **Min Loan** | **95% LSV** | **100% LSV** | **Product Fee** |
| **Shared Ownership - Purchases & Remortgages** Max 5x LTI | 2-year fixed | £25k | 7.34% | 7.84% | £1,495 |
| | 2-year fixed Fee assist | £25k | 7.94% | 8.44% | £0 |
| | 2-year fixed Free Valuation Fee assist | £25k | 8.09% | 8.59% | £0 |
| | 5-year fixed | £25k | 7.14% | 7.49% | £1,495 |
| | 5-year fixed Fee assist | £25k | 7.39% | 7.74% | £0 |
| | 5-year fixed Free Valuation Fee assist | £25k | 7.49% | 7.84% | £0 |

## Key criteria

### Acceptable adverse

| | |
|---|---|
| **Satisfied defaults:** | *<Please refer to the Credit Tiers on page 9>* |
| **Unsatisfied defaults:** | *<Please refer to the Credit Tiers on page 9>* |
| **Satisfied CCJs:** | *<Please refer to the Credit Tiers on page 9>* |
| **Unsatisfied CCJs:** | *<Please refer to the Credit Tiers on page 9>* |
| **Max total CCJ value:** | *<Please refer to the Credit Tiers on page 9>* |
| **Secured arrears:** | *<Please refer to the Credit Tiers on page 9>* |
| **Unsecured arrears:** | *<Please refer to the Credit Tiers on page 9>* |
| **Payday loans:** | *<Please refer to the Credit Tiers on page 9>* |
| **Discharged DMPs:** | 0 in 72 months |
| **Current DMPs:** | Not accepted |
| **Bankruptcies / IVAs:** | 0 in 72 months |
| **Repossessions:** | Not accepted |

(i) An explanation is required for all adverse credit, especially in cases of a worsening credit profile. (ii) Unsecured credit with balances below £500 are excluded from plan assessments but will be reviewed for affordability. (iii) Utilities and comms suppliers' payment profiles are not taken into account for plan assessment purposes (excluding CCJs and defaults).

### Loan Term

**Minimum** - 5 years ; **maximum** - 40 years

### Location

1. England, Wales and Isle of Wight Only
2. Available for shared ownership schemes registered in England and Wales with the Homes Community Agency (Homes England) and the Welsh Assembly (Shared Ownership Wales)

### Loan Amount

| Loan Amount | LTV Limit |
|---|---|
| **Minimum loan size:** | |
| £25,000 | |
| **Maximum loan size*:** | |
| £450,000 (London) | 75% |
| £400,000 (outside of London) | 75% |
| *Loans over £450,000 considered by referral | |

Fees associated with the mortgage which are detailed in our ESIS and Mortgage Offer can be added to the loan up to a max of the lower of 95% Loan to Share Value or 75% of the OMV

### Applicant

**Minimum age:** 21 years

**Maximum age:** Loan term to finish by 85th birthday

**Maximum number of applicants:** 2

**Minimum income:**
£15,000 main income earner

**Over 10 years from retirement:**
Work off current income with proof of pension e.g. payslip showing pension deduction

**Within 10 years of retirement**
Work off lower of current income or pension income

**Bonus/ Overtime/ Commission**
Up to 100% can be used if regular and consistent

**Married / Co-habiting applicants**
Applications from married individuals applying in their sole name accepted. We can also consider adding non-owning spouses / partners to the mortgage application.

### Key Shared Ownership Criteria

1. Up to 100% of shares being purchased up to a maximum of 75% of OMV
2. Minimum/maximum share: 25%/75%
3. Solicitors to confirm that the lease meets our requirements including a Mortgage Protection Clause and the ability to staircase to 100%
4. Like for like remortgages accepted where applicants have owned their share of the property for at least 12 months.
5. Capital raising not permitted other than for transfer of equity transactions or staircasing

### ERCs

| | |
|---|---|
| **2yr fix** | 2%/1% |
| **5yr fix** | 5%/5%/4%/3%/2% |

### Additional Criteria

**Self employed:** Minimum 1 year trading history

**Employed:** Minimum time in employment of 3 months

**First Time Buyers:** Accepted

**Interest only:** Not available

**Affordability:** Rental payment to be factored in

**New build:** Flats up 75% LTV, houses up to plan max LTV

**Legal Services:** Dual representation available exclusively through our closed panel of solicitors.

**Debt consolidation:** Not permitted.

**Visa holders:** Skilled Worker, Health & Care or UK Ancestry visas accepted provided they have >24 months UK residency.

**Repayment methods** Capital and interest — Affordability will be calculated according to the repayment method selected.

Fixed rate products revert to BBR + 4.99%

Please refer to our full Criteria Guide for further information