

Product guide

Residential Mortgages




Range highlights


NEW! Rate reductions across all tiers

- ▶ 2 year Fixed rates from 2.94%
- ▶ 5 year Fixed rates from 3.19%
- ▶ Products available with £0 fee, refund of valuation and cashback
- ▶ Specialist Debt Management Plan range with rates from 3.35%
- ▶ Rates linked to Bank of England Base Rate (BBR)

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Did you know? In addition to our core residential products we also have ranges to support Right to Buy and Help to Buy. For details of our Right to Buy and Help to Buy products, please see the relevant product guide.

Correct as of: 20.03.2020
INTERMEDIARIES ONLY

Prime Tier 1



Key criteria						
Acceptable adverse		Loan amount	LTV limit	Term	Applicant	New build accepted on all products
Defaults:	0 in 24 months	Minimum loan size: £25,001	Maximum loan size: £1,000,000 70%	Minimum: 5 years Maximum: 35 years	Minimum age: 21 years Maximum age: 70, or 75 upon referral where proof of retirement age is supplied	New Build Priority Processing Service: 0330 024 0349 Maximum LTV: 85% LTV accepted plus 5% builder incentive, minimum customer contribution 10% for both houses and flats. Offer validity: 6 months from the date of valuation, extensions can be considered for a further 3 months. Please refer to our residential mortgage criteria guide for more information.
CCJ:	0 in 24 months					
Missed mortgage/secured loan arrears:	0 in 12 months, 1 in 36 months (worst status)	£750,000	80%			
Unsecured arrears:	Not counted but may affect customer's credit score	£500,000	85%			
Debt Management Plans (DMPs)	Allowed if satisfied over 36 months ago				Maximum number of applicants: 2 Minimum income: £15,000 (primary applicant)	

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
75%	2 year Fixed	2 years	2.94%	£995		4% in year 1 3% in year 2	BBR + 4.75%	CAT27
			3.65%	£0	Refund of valuation (maximum of £630)			CAS31
	5 year Fixed	5 years	3.19%	£995		4% in years 1 and 2 3% in years 3 and 4 2% in year 5		CAT28
			4.05%	£0	Refund of valuation (maximum of £630) + £300 cashback.			CAS33
80%	2 year Fixed	2 years	3.19%	£995		4% in year 1 3% in year 2	BBR + 5.00%	CAT29
			3.95%	£0	Refund of valuation (maximum of £630)			CAS35
	5 year Fixed	5 years	3.59%	£995		4% in years 1 and 2 3% in years 3 and 4 2% in year 5		CAT30
			4.35%	£0	Refund of valuation (maximum of £630) + £300 cashback.			CAS37
85%	2 year Fixed	2 years	3.59%	£995		4% in year 1 3% in year 2	BBR + 5.10%	CAT31
			4.39%	£0	Refund of valuation (maximum of £630)			CAS39
	5 year Fixed	5 years	3.74%	£995		4% in years 1 and 2 3% in years 3 and 4 2% in year 5		CAT32
			4.49%	£0	Refund of valuation (maximum of £630) + £300 cashback.			CAS41

Repayment methods ▶ **Capital and Interest.** ▶ **Interest Only** - maximum LTV 65% ▶ **Part and Part** - maximum LTV 75%, any Interest Only element must not exceed 50% LTV.
Affordability will be calculated according to the repayment method selected.

Prime Tier 2

Key criteria					
Acceptable adverse	Loan amount	LTV limit	Term	Applicant	New build accepted on all products
Defaults: 0 in 24 months CCJ: 0 in 24 months Missed mortgage/secured loan arrears: 0 in 12 months, 1 in 36 months (worst status) Unsecured arrears: Not counted but may affect customer's credit score Debt Management Plans (DMPs): Allowed if satisfied over 36 months ago	Minimum loan size: £25,001 Maximum loan size: £1,000,000	70% 80% 85%	Minimum: 5 years Maximum: 35 years	Minimum age: 21 years Maximum age: 70, or 75 upon referral where proof of retirement age is supplied Maximum number of applicants: 2 Minimum income: £15,000 (primary applicant)	New Build Priority Processing Service: 0330 024 0349 Maximum LTV: 85% LTV accepted plus 5% builder incentive, minimum customer contribution 10% for both houses and flats. Offer validity: 6 months from the date of valuation, extensions can be considered for a further 3 months. Please refer to our residential mortgage criteria guide for more information.

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
75%	2 year Fixed	2 years	3.14%	£995		4% in year 1 3% in year 2	BBR + 4.75%	CAT33
			3.89%	£0	Refund of valuation (maximum of £630)			CAS43
	5 year Fixed	5 years	3.69%	£995		4% in years 1 and 2 3% in years 3 and 4 2% in year 5		CAT34
			4.49%	£0	Refund of valuation (maximum of £630) + £300 cashback.			CAS45
80%	2 year Fixed	2 years	3.54%	£995		4% in year 1 3% in year 2	BBR + 5.00%	CAT35
			4.29%	£0	Refund of valuation (maximum of £630)			CAS47
	5 year Fixed	5 years	4.14%	£995		4% in years 1 and 2 3% in years 3 and 4 2% in year 5		CAT36
			4.89%	£0	Refund of valuation (maximum of £630) + £300 cashback.			CAS49
85%	2 year Fixed	2 years	3.84%	£995		4% in year 1 3% in year 2	BBR + 5.10%	CAT37
			4.59%	£0	Refund of valuation (maximum of £630)			CAS51
	5 year Fixed	5 years	4.44%	£995		4% in years 1 and 2 3% in years 3 and 4 2% in year 5		CAT38
			5.19%	£0	Refund of valuation (maximum of £630) + £300 cashback.			CAS53

Repayment methods

▶ **Capital and Interest.** ▶ **Interest Only** - maximum LTV 65% ▶ **Part and Part** - maximum LTV 75%, any Interest Only element must not exceed 50% LTV.
 Affordability will be calculated according to the repayment method selected.

Almost Prime Tier 3



Key criteria					
Acceptable adverse	Loan amount	LTV limit	Term	Applicant	New build accepted on all products
Defaults: 2 in 24 months (max £1,500 in 12 months, unlimited thereafter) CCJ: 1 in 24 months (max £1,000 in 12 months, or £2,500 in 24 months) Missed mortgage/secured loan arrears: 1 in 12 months, 3 in 36 months (worst status) Unsecured arrears: Not counted but may affect customer's credit score Debt Management Plans (DMPs): Allowed if satisfied over 36 months ago Applicant must not have any defaults, CCJs or secured arrears recorded in the three months before application.	Minimum loan size: £25,001 Maximum loan size: £1,000,000	70% 80% 85%	Minimum: 5 years Maximum: 35 years	Minimum age: 21 years Maximum age: 70, or 75 upon referral where proof of retirement age is supplied Maximum number of applicants: 2 Minimum income: £15,000 (primary applicant)	New Build Priority Processing Service: 0330 024 0349 Maximum LTV: 85% LTV accepted plus 5% builder incentive, minimum customer contribution 10% for both houses and flats. Offer validity: 6 months from the date of valuation, extensions can be considered for a further 3 months. Please refer to our residential mortgage criteria guide for more information.

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
70%	2 year Fixed	2 years	3.49%	£995		4% in year 1 3% in year 2	BBR + 5.10%	CAT39
	5 year Fixed	5 years	3.79%			4% in years 1 and 2 3% in years 3 and 4 2% in year 5		CAT40
4.49%			£0	Refund of valuation (maximum of £630) + £300 cashback.	CAS55			
75%	2 year Fixed	2 years	3.64%	£995		4% in year 1 3% in year 2		CAT41
			4.09%	£0	Refund of valuation (maximum of £630)	CAS57		
	5 year Fixed	5 years	3.89%	£995		4% in years 1 and 2 3% in years 3 and 4 2% in year 5		CAT42
			4.89%	£0	Refund of valuation (maximum of £630) + £300 cashback.	CAS59		

Repayment methods <ul style="list-style-type: none"> ▶ Capital and Interest. ▶ Interest Only - maximum LTV 65% ▶ Part and Part - maximum LTV 75%, any Interest Only element must not exceed 50% LTV. Affordability will be calculated according to the repayment method selected.
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Almost Prime Tier 3

Key criteria					
Acceptable adverse	Loan amount	LTV limit	Term	Applicant	New build accepted on all products
Defaults: 2 in 24 months (max £1,500 in 12 months, unlimited thereafter) CCJ: 1 in 24 months (max £1,000 in 12 months, or £2,500 in 24 months) Missed mortgage/secured loan arrears: 1 in 12 months, 3 in 36 months (worst status) Unsecured arrears: Not counted but may affect customer's credit score Debt Management Plans (DMPs): Allowed if satisfied over 36 months ago Applicant must not have any defaults, CCJs or secured arrears recorded in the three months before application.	Minimum loan size: £25,001 Maximum loan size: £1,000,000	70% 80% 85%	Minimum: 5 years Maximum: 35 years	Minimum age: 21 years Maximum age: 70, or 75 upon referral where proof of retirement age is supplied Maximum number of applicants: 2 Minimum income: £15,000 (primary applicant)	New Build Priority Processing Service: 0330 024 0349 Maximum LTV: 85% LTV accepted plus 5% builder incentive, minimum customer contribution 10% for both houses and flats. Offer validity: 6 months from the date of valuation, extensions can be considered for a further 3 months. Please refer to our residential mortgage criteria guide for more information.

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
80%	2 year Fixed	2 years	3.89%	£995		4% in year 1 3% in year 2	BBR + 5.20%	CAT43
			4.49%	£0	Refund of valuation (maximum of £630)			CAS61
	5 year Fixed	5 years	4.34%	£995		4% in years 1 and 2 3% in years 3 and 4 2% in year 5		CAT44
			5.09%	£0	Refund of valuation (maximum of £630) + £300 cashback.			CAS63
85%	2 year Fixed	2 years	4.24%	£995		4% in year 1 3% in year 2		CAT45
			4.79%	£0	Refund of valuation (maximum of £630)			CAS65
	5 year Fixed	5 years	4.84%	£995		4% in years 1 and 2 3% in years 3 and 4 2% in year 5		CAT46
			5.39%	£0	Refund of valuation (maximum of £630) + £300 cashback.			CAS67

Repayment methods <ul style="list-style-type: none"> ▶ Capital and Interest. ▶ Interest Only - maximum LTV 65% ▶ Part and Part - maximum LTV 75%, any Interest Only element must not exceed 50% LTV. Affordability will be calculated according to the repayment method selected.
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Almost Prime Tier 4



Key criteria					
Acceptable adverse	Loan amount	LTV limit	Term	Applicant	New build accepted on all products
Defaults: 2 in 24 months (max £1,500 in 12 months, unlimited thereafter) CCJ: 1 in 24 months (max £1,000 in 12 months, or £2,500 in 24 months) Missed mortgage/secured loan arrears: 1 in 12 months, 3 in 36 months (worst status) Unsecured arrears: Not counted but may affect customer's credit score Debt Management Plans (DMPs): Allowed if satisfied over 36 months ago Applicant must not have any defaults, CCJs or secured arrears recorded in the three months before application.	Minimum loan size: £25,001 Maximum loan size: £1,000,000	70% 80% 85%	Minimum: 5 years Maximum: 35 years	Minimum age: 21 years Maximum age: 70, or 75 upon referral where proof of retirement age is supplied Maximum number of applicants: 2 Minimum income: £15,000 (primary applicant)	New Build Priority Processing Service: 0330 024 0349 Maximum LTV: 85% LTV accepted plus 5% builder incentive, minimum customer contribution 10% for both houses and flats. Offer validity: 6 months from the date of valuation, extensions can be considered for a further 3 months. Please refer to our residential mortgage criteria guide for more information.

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
70%	2 year Fixed	2 years	3.64%	£995		4% in year 1 3% in year 2	BBR + 5.10%	CAT47
	5 year Fixed	5 years	4.14%			4% in years 1 and 2 3% in years 3 and 4 2% in year 5		CAT48
5.09%			£0	Refund of valuation (maximum of £630) + £300 cashback.	CAS69			
75%	2 year Fixed	2 years	3.74%	£995		4% in year 1 3% in year 2		CAT49
			4.39%	£0	Refund of valuation (maximum of £630)	CAS71		
	5 year Fixed	5 years	4.54%	£995		4% in years 1 and 2 3% in years 3 and 4 2% in year 5		CAT50
			5.49%	£0	Refund of valuation (maximum of £630) + £300 cashback.	CAS73		

Repayment methods <ul style="list-style-type: none"> ▶ Capital and Interest. ▶ Interest Only - maximum LTV 65% ▶ Part and Part - maximum LTV 75%, any Interest Only element must not exceed 50% LTV. Affordability will be calculated according to the repayment method selected.
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Almost Prime Tier 4



Key criteria					
Acceptable adverse	Loan amount	LTV limit	Term	Applicant	New build accepted on all products
Defaults: 2 in 24 months (max £1,500 in 12 months, unlimited thereafter) CCJ: 1 in 24 months (max £1,000 in 12 months, or £2,500 in 24 months) Missed mortgage/secured loan arrears: 1 in 12 months, 3 in 36 months (worst status) Unsecured arrears: Not counted but may affect customer's credit score Debt Management Plans (DMPs): Allowed if satisfied over 36 months ago Applicant must not have any defaults, CCJs or secured arrears recorded in the three months before application.	Minimum loan size: £25,001 Maximum loan size: £1,000,000	70% 80% 85%	Minimum: 5 years Maximum: 35 years	Minimum age: 21 years Maximum age: 70, or 75 upon referral where proof of retirement age is supplied Maximum number of applicants: 2 Minimum income: £15,000 (primary applicant)	New Build Priority Processing Service: 0330 024 0349 Maximum LTV: 85% LTV accepted plus 5% builder incentive, minimum customer contribution 10% for both houses and flats. Offer validity: 6 months from the date of valuation, extensions can be considered for a further 3 months. Please refer to our residential mortgage criteria guide for more information.

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
80%	2 year Fixed	2 years	3.99%	£995		4% in year 1 3% in year 2	BBR + 5.20%	CAT51
			4.79%	£0	Refund of valuation (maximum of £630)			CAS75
	5 year Fixed	5 years	4.94%	£995		4% in years 1 and 2 3% in years 3 and 4 2% in year 5		CAT52
			5.89%	£0	Refund of valuation (maximum of £630) + £300 cashback.			CAS77
85%	2 year Fixed	2 years	4.34%	£995		4% in year 1 3% in year 2		CAT53
			5.09%	£0	Refund of valuation (maximum of £630)			CAS79
	5 year Fixed	5 years	5.24%	£995		4% in years 1 and 2 3% in years 3 and 4 2% in year 5		CAT54
			5.99%	£0	Refund of valuation (maximum of £630) + £300 cashback.			CAS81

Repayment methods <ul style="list-style-type: none"> ▶ Capital and Interest. ▶ Interest Only - maximum LTV 65% ▶ Part and Part - maximum LTV 75%, any Interest Only element must not exceed 50% LTV. Affordability will be calculated according to the repayment method selected.
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Near Prime Tier 5

Key criteria					
Acceptable adverse	Loan amount	LTV limit	Term	Applicant	New build accepted on all products
Defaults: 5 in 24 months CCJ: 3 in 24 months Missed mortgage/ secured loan arrears: 1 in 12 months, 3 in 36 months (worst status) Unsecured arrears: Not counted but may affect customer's credit score Debt Management Plans (DMPs): Allowed if satisfied over 36 months ago Applicant must not have any defaults, CCJs or secured arrears recorded in the three months before application.	Minimum loan size: £25,001 Maximum loan size: £1,000,000	70% 80%	Minimum: 5 years Maximum: 35 years	Minimum age: 21 years Maximum age: 70, or 75 upon referral where proof of retirement age is supplied Maximum number of applicants: 2 Minimum income: £15,000 (primary applicant)	New Build Priority Processing Service: 0330 024 0349 Maximum LTV: 85% LTV accepted plus 5% builder incentive, minimum customer contribution 10% for both houses and flats. Offer validity: 6 months from the date of valuation, extensions can be considered for a further 3 months. Please refer to our residential mortgage criteria guide for more information.

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
70%	2 year Fixed	2 years	4.34%	£995		4% in year 1 3% in year 2	BBR + 5.20%	CAT55
	5 year Fixed	5 years	4.74%			4% in years 1 and 2 3% in years 3 and 4 2% in year 5		CAT56
5.79%			£0	Refund of valuation (maximum of £630) + £300 cashback.	CAS83			
75%	2 year Fixed	2 years	4.44%	£995		4% in year 1 3% in year 2		CAT57
			5.39%	£0	Refund of valuation (maximum of £630)	CAS85		
	5 year Fixed	5 years	5.04%	£995		4% in years 1 and 2 3% in years 3 and 4 2% in year 5		CAT58
			6.09%	£0	Refund of valuation (maximum of £630) + £300 cashback.	CAS87		
80%	2 year Fixed	2 years	5.39%	£995		4% in year 1 3% in year 2		CAT59
			6.09%	£0	Refund of valuation (maximum of £630)	CAS89		
	5 year Fixed	5 years	5.64%	£995		4% in years 1 and 2 3% in years 3 and 4 2% in year 5		CAT60
			6.39%	£0	Refund of valuation (maximum of £630) + £300 cashback.	CAS91		

Repayment methods <ul style="list-style-type: none"> <li style="margin-right: 20px;">▶ Capital and Interest. <li style="margin-right: 20px;">▶ Interest Only - maximum LTV 65% ▶ Part and Part - maximum LTV 75%, any Interest Only element must not exceed 50% LTV. Affordability will be calculated according to the repayment method selected.
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Debt Management Plan (DMP) range

Key criteria						
Acceptable adverse	Loan amount	LTV limit	Term	Applicant		Important information
Defaults: 0 in 24 months CCJ: 0 in 24 months Missed mortgage/secured loan/rent arrears: 0 in 12 months, 1 in 36 months (worst status) Unsecured arrears: Not counted but may affect customer's credit score	Minimum loan size: £25,001 Maximum loan size: £1,000,000	70% 80% 85%	Minimum: 5 years Maximum: 35 years	Minimum age: 21 years Maximum age: 70, or 75 upon referral where proof of retirement age is supplied Maximum number of applicants: 2 Minimum income: £15,000 (primary applicant)		<ul style="list-style-type: none"> ▶ DMPs satisfied over 36 months ago are accepted on our standard lending policy. ▶ DMPs must have been active for a minimum of 12 months (there is no minimum period of activity for satisfied DMPS). ▶ Debt Arrangement Schemes (DAS) are acceptable and will be treated in the same way as a DMP (Scotland only). Please see our residential criteria guide for full details.

Tier 1

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
75%	2 year Fixed	2 years	3.35%	£995		4% in year 1 3% in year 2	BBR + 4.75%	DMP79
	5 year Fixed	5 years	3.95%			4% in year 1 and 2 3% in year 3 and 4 2% in year 5		DMP80
85%	2 year Fixed	2 years	4.09%			4% in year 1 3% in year 2	BBR + 5.10%	DMP81
	5 year Fixed	5 years	4.35%			4% in year 1 and 2 3% in year 3 and 4 2% in year 5		DMP82

Tier 2

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
75%	2 year Fixed	2 years	3.79%	£995		4% in year 1 3% in year 2	BBR + 4.75%	DMP83
	5 year Fixed	5 years	4.65%			4% in year 1 and 2 3% in year 3 and 4 2% in year 5		DMP84
85%	2 year Fixed	2 years	4.49%			4% in year 1 3% in year 2	BBR + 5.10%	DMP85
	5 year Fixed	5 years	4.89%			4% in year 1 and 2 3% in year 3 and 4 2% in year 5		DMP86

Debt Management Plan (DMP) range

Key criteria					
Acceptable adverse	Loan amount	LTV limit	Term	Applicant	Important information
Defaults: 2 in 24 months (max £1,500 in 12 months, unlimited thereafter) CCJ: 1 in 24 months (max £1,000 in 12 months, or £2,500 in 24 months) Missed mortgage/secured loan/rent arrears: 1 in 12 months, 3 in 36 months (worst status) Unsecured arrears: Not counted but may affect customer's credit score Applicant must not have any defaults, CCJs or secured arrears recorded in the three months before application.	Minimum loan size: £25,001 Maximum loan size: £1,000,000	70% 80% 85%	Minimum: 5 years Maximum: 35 years	Minimum age: 21 years Maximum age: 70, or 75 upon referral where proof of retirement age is supplied Maximum number of applicants: 2 Minimum income: £15,000 (primary applicant)	<ul style="list-style-type: none"> ▶ DMPs satisfied over 36 months ago are accepted on our standard lending policy. ▶ DMPs must have been active for a minimum of 12 months (there is no minimum period of activity for satisfied DMPS). ▶ Debt Arrangement Schemes (DAS) are acceptable and will be treated in the same way as a DMP (Scotland only). Please see our residential criteria guide for full details.

Tier 3

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
75%	2 year Fixed	2 years	4.09%	£1,495		4% in year 1 3% in year 2	BBR + 5.10%	DMP87
	5 year Fixed	5 years	4.59%			4% in year 1 and 2 3% in year 3 and 4 2% in year 5		DMP88
85%	2 year Fixed	2 years	4.59%			4% in year 1 3% in year 2	BBR + 5.20%	DMP89
	5 year Fixed	5 years	5.09%			4% in year 1 and 2 3% in year 3 and 4 2% in year 5		DMP90

Tier 4

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
75%	2 year Fixed	2 years	4.69%	£1,495		4% in year 1 3% in year 2	BBR + 5.10%	DMP91
	5 year Fixed	5 years	5.19%			4% in year 1 and 2 3% in year 3 and 4 2% in year 5		DMP92
85%	2 year Fixed	2 years	5.39%			4% in year 1 3% in year 2	BBR + 5.20%	DMP93
	5 year Fixed	5 years	5.69%			4% in year 1 and 2 3% in year 3 and 4 2% in year 5		DMP94

Debt Management Plan (DMP) range

Key criteria						
Acceptable adverse	Loan amount	LTV limit	Term	Applicant		Important information
Defaults: 5 in 24 months CCJ: 3 in 24 months Missed mortgage/secured loan/rent arrears: 1 in 12 months, 3 in 36 months (worst status) Unsecured arrears: Not counted but may affect customer's credit score Applicant must not have any defaults, CCJs or secured arrears recorded in the three months before application.	Minimum loan size: £25,001 Maximum loan size: £1,000,000	70% 80%	Minimum: 5 years Maximum: 35 years	Minimum age: 21 years Maximum age: 70, or 75 upon referral where proof of retirement age is supplied Maximum number of applicants: 2 Minimum income: £15,000 (primary applicant)	<ul style="list-style-type: none"> ▶ DMPs satisfied over 36 months ago are accepted on our standard lending policy. ▶ DMPs must have been active for a minimum of 12 months (there is no minimum period of activity for satisfied DMPS). ▶ Debt Arrangement Schemes (DAS) are acceptable and will be treated in the same way as a DMP (Scotland only). Please see our residential criteria guide for full details.	

Tier 5

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
75%	2 year Fixed	2 years	5.39%	£1,495		4% in year 1 3% in year 2	BBR + 5.20%	DMP95
	5 year Fixed	5 years	5.79%			4% in year 1 and 2 3% in year 3 and 4 2% in year 5		DMP96
80%	2 year Fixed	2 years	5.79%			4% in year 1 3% in year 2		DMP97
	5 year Fixed	5 years	6.09%			4% in year 1 and 2 3% in year 3 and 4 2% in year 5		DMP98

See page 12 for more details.

Large loan products (loans over £1m)

Key criteria						
Acceptable adverse	Loan amount	LTV limit	Term	Applicant	New build accepted on all products	
Defaults: 0 in 24 months CCJ: 0 in 24 months Missed mortgage/secured loan arrears: 0 in 12 months, 1 in 36 months (worst status) Unsecured arrears: Not counted but may affect customer's credit score Debt Management Plans (DMPs): Allowed if satisfied over 36 months ago	Minimum loan size: £1,000,001 Maximum loan size: £2,000,000	60%	Minimum: 5 years Maximum: 35 years	Minimum age: 21 years Maximum age: 70, or 75 upon referral where proof of retirement age is supplied Maximum number of applicants: 2 Minimum income: £15,000 (primary applicant)	New Build Priority Processing Service: 0330 024 0349 Maximum LTV: 60% LTV accepted plus 5% builder incentive, minimum customer contribution 35% for both houses and flats. Offer validity: 6 months from the date of valuation, extensions can be considered for a further 3 months. Please refer to our residential mortgage criteria guide for more information.	

Tier 1

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
60%	2 year Fixed	2 year	3.09%	0.50%	Minimum loan £1,000,001 Maximum loan £2,000,000	4% in year 1 3% in year 2	BBR + 4.75%	RLL13
	5 year Fixed	5 year	3.79%			4% in year 1 and 2 3% in year 3 and 4 2% in year 5		RLL14

Tier 2

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
60%	2 year Fixed	2 year	3.29%	0.50%	Minimum loan £1,000,001 Maximum loan £2,000,000	4% in year 1 3% in year 2	BBR + 4.75%	RLL15
	5 year Fixed	5 year	4.19%			4% in year 1 and 2 3% in year 3 and 4 2% in year 5		RLL16

Don't forget: Interest Only and Part and Part repayment methods are available, with affordability calculated according to the repayment method selected.

Large loan products (loans over £1m)

Key criteria					
Acceptable adverse	Loan amount	LTV limit	Term	Applicant	New build accepted on all products
Defaults: 2 in 24 months (max £1,500 in 12 months, unlimited thereafter) CCJ: 1 in 24 months (max £1,000 in 12 months, or £2,500 in 24 months) Missed mortgage/secured loan arrears: 1 in 12 months, 3 in 36 months (worst status) Unsecured arrears: Not counted but may affect customer's credit score Debt Management Plans (DMPs): Allowed if satisfied over 36 months ago Applicant must not have any defaults, CCJs or secured arrears recorded in the three months before application.	Minimum loan size: £1,000,001 Maximum loan size: £2,000,000	60%	Minimum: 5 years Maximum: 35 years	Minimum age: 21 years Maximum age: 70, or 75 upon referral where proof of retirement age is supplied Maximum number of applicants: 2 Minimum income: £15,000 (primary applicant)	New Build Priority Processing Service: 0330 024 0349 Maximum LTV: 60% LTV accepted plus 5% builder incentive, minimum customer contribution 35% for both houses and flats. Offer validity: 6 months from the date of valuation, extensions can be considered for a further 3 months. Please refer to our residential mortgage criteria guide for more information.

Tier 3

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
60%	2 year Fixed	2 year	3.69%	0.50%	Minimum loan £1,000,001 Maximum loan £2,000,000	4% in year 1 3% in year 2	BBR + 5.10%	RLL17
	5 year Fixed	5 year	4.49%			4% in year 1 and 2 3% in year 3 and 4 2% in year 5		RLL18

Tier 4

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
60%	2 year Fixed	2 year	3.89%	0.50%	Minimum loan £1,000,001 Maximum loan £2,000,000	4% in year 1 3% in year 2	BBR + 5.10%	RLL19
	5 year Fixed	5 year	4.69%			4% in year 1 and 2 3% in year 3 and 4 2% in year 5		RLL20

Don't forget: Interest Only and Part and Part repayment methods are available, with affordability calculated according to the repayment method selected.

General information

For details of all our qualifying criteria please see our online criteria guide. For details of our Right to Buy and Help to Buy products, please see the relevant product guide.

Repayment methods
<ul style="list-style-type: none"> ▶ Capital and Interest - please see specific products for LTV limits. ▶ Interest Only - maximum LTV 65% (not available on DMP, Help to Buy or Right to Buy products). ▶ Part and Part - maximum LTV 75%, any Interest Only element must not exceed 50% LTV. <p>Affordability will be calculated according to the repayment method selected.</p> <p>Where a mortgage includes an interest only element a suitable repayment vehicle needs to be in place to repay the mortgage balance at the end of the term. For full details, please see our online criteria guide.</p> <p>Interest Only and Part and Part are not available on DMP, Help to Buy or Right to Buy products.</p>

Repayment vehicles
<ul style="list-style-type: none"> ▶ Sale of the subject property ▶ Sale of additional property ▶ Savings/investments ▶ Pension <p>The value of the repayment vehicle, at the time of application will need to cover the Interest Only loan amount (inclusive of any fees), at the end of the mortgage term.</p> <p>Please see our criteria guide for full details of acceptable repayment vehicles.</p>

Debt Management Plan (DMP)
<p>For active DMP cases we will require the following:</p> <ul style="list-style-type: none"> ▶ Reference from the DMP provider confirming: <ul style="list-style-type: none"> - Date of agreement - Amount outstanding - Details of all creditors including lender, account number, payment, balance - Confirmation that the last 12 months' payments have been paid on time when due. - If a full reference is not available, conduct can be validated by 12 months' bank statements and confirmation from the DMP provider of the date of the agreement, amount outstanding and a list of debt included. ▶ Completed DMP submission form

Legal representation
Full details of our conveyancing options can be found at precisemortgages.co.uk/Residential/Conveyancer

Valuation and assessment fee scale					
Minimum property value outside London reduced to £50,000 (£150,000 inside London).					
Valuation up to	Valuation and assessment fee	Homebuyers report and assessment fee	Valuation up to	Valuation and assessment fee	Homebuyers report and assessment fee
£100,000	£370	£570	£500,000	£630	£1,045
£150,000	£410	£600	£600,000	£695	£1,105
£200,000	£445	£650	£700,000	£750	£1,155
£250,000	£465	£705	£800,000	£810	£1,205
£300,000	£485	£770	£900,000	£920	£1,255
£350,000	£525	£815	£1,000,000	£975	£1,405
£400,000	£560	£900	£1,000,000 +	Refer to: www.precisemortgages.co.uk/Fees	
£450,000	£590	£955			

Other fees			
Telegraphic transfer fee	£25	Post offer product switch fee	£70
Redemption administration fee	£114		
<ul style="list-style-type: none"> ▶ Please refer to 'Tariff of mortgage charges' document for full details. A downloadable version is available on the Precise Mortgages website under 'Document downloads' ▶ All fees include VAT (where applicable) 			

Procurator fee	
As a guide we pay procurator fees to your chosen Network, Club or Packager within 10 working days. You may receive your payment sooner or later depending on when your chosen submission route distribute their procurator fees to you.	
Procurator fee:	0.50%

Bank of England Base Rate (BBR) Trackers and the Reversion Rate
BBR Trackers and reversion rates are variable rates that are linked to the Bank of England base rate. For new applications, any change to BBR will apply on our systems and documentation the next day. For existing accounts, any change to BBR will apply on the day of the change.
All of our BBR tracker products have a floor. This means that if BBR were to fall to 0.00% or less the rate payable will be 0.00% plus the agreed set percentage above BBR. This means that the rate payable will never go below 0.00% plus the additional percentage rate of the tracker mortgage.

Our Packager Panel

You can submit a residential mortgage case to us direct or through one of our approved packagers, who are listed below. From time to time, select packagers will have access to exclusive residential and/or buy to let mortgage products.

	<p>3mc ☎ 0161 962 7800 🌐 www.3-mc.com</p>		<p>Impact ☎ 01403 27 26 25 🌐 www.impactmoneygroup.co.uk</p>
	<p>Active Investments ☎ 0118 945 2288 🌐 www.active-investments.co.uk</p>		<p>Manor Mortgages ☎ 01275 399 203 🌐 www.manormortgages.com</p>
	<p>Brightstar ☎ 01277 500 900 🌐 www.brightstarhub.co.uk</p>		<p>Mortgage Trading ☎ 0113 2008 768 🌐 www.mortgagetrading.co.uk</p>
	<p>Brilliant Solutions ☎ 01792 277 555 🌐 www.brilliantsolutions.co.uk</p>		<p>Positive Lending ☎ 01202 850 830 🌐 www.positivelending.co.uk</p>
	<p>Complete FS ☎ 023 8045 6999 🌐 www.complete-fs.co.uk</p>		<p>Residential Home Loans ☎ 01273 495 420 🌐 www.rhluk.co.uk</p>
	<p>Connect for Intermediaries ☎ 01708 676 135 🌐 www.connectbrokers.co.uk</p>		<p>TFC Homeloans ☎ 0161 694 7900 🌐 www.tfchomeloans.com</p>
	<p>Dynamo for Intermediaries ☎ 01276 601 041 🌐 www.dynamoforintermediaries.co.uk</p>		

Get in touch with our intermediary support team

☎ 0333 240 6159 9am to 6pm, Mon to Fri

✉ enquiries@precisemortgages.co.uk

🖨 0800 131 3180

🌐 precisemortgages.co.uk

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We can provide literature in large print, Braille and audio. Please ask us for this leaflet in an alternative format if you need it.