

Second Charge Loans products



Key features:



Loans available up to 65% LTV



Max £500k loan size



No maximum property value

LTV	Available up to 50% LTV if using AVM Available up to 65% LTV if using physical valuation	
Loan size	Minimum:	£10,000
	Maximum:	£200,000 if using AVM £500,000 if using physical valuation
Property value	Minimum:	£100,000
	Maximum:	£750,000 if using AVM No maximum value if using physical valuation

Loans available for any purpose
.....
Available in England and Wales

Acceptable adverse

Defaults	0 in 12 months
CCJs	0 in 12 months
Missed mortgage/secured loan arrears	0 in 12 months
Unsecured arrears	Not counted but may affect customer's credit score

Bankruptcies, IVAs or DMPs are not accepted

LTV	Product type	Rate	Product fee	Reversion rate	ERC	Product code
65%	2 year Fixed	4.25%	£495	BBR + 4.90%	None	RESI126
	5 year Fixed	4.55%				RESI127

Validation requirements for all cases:

3 months' bank statements

3 months' payslips and P60

2 years' accounts/Tax calculations and tax year overview

(employed applicants)

(self-employed applicants)

We're unable to accept applications for the following cases when using an AVM:

- ▶ Properties that have never been occupied
- ▶ New build property or recently converted (built / converted in last 24 months)
- ▶ Flats
- ▶ Properties with significant land (>2 acres)
- ▶ Modern Methods of Construction
- ▶ Listed buildings
- ▶ Properties subject to renovation / refurbishment
- ▶ Properties adjacent to or above commercial premises
- ▶ Short leases (<85 years)

Contact your specialist finance account manager

0800 116 4385

precisemortgages.co.uk



Correct as of: 25.03.2021. Bank of England Base Rate (BBR) 0.1%.

FOR INTERMEDIARIES ONLY