



# Introducing our limited edition residential products

We're excited to launch NEW Winter Warmers limited edition residential products featuring **reduced rates** providing more options for customers with **adverse credit** including recent **CCJs**, **defaults** and **secured arrears**.

Acceptable adverse

|   |  |
|---|--|
| <b>Defaults</b>                             | 2 in 24 months (max £1500 in 12 months, unlimited thereafter)  |
| <b>CCJs</b>                                 | 1 in 24 months (max £1000 in 12 months, or £2500 in 24 months) |
| <b>Missed mortgage/secured loan arrears</b> | 1 in 12 months, 3 in 36 months (worst status)                  |
| <b>Unsecured arrears</b>                    | Not counted but may affect customer's credit score             |
| <b>Debt Management Plans (DMPs)</b>         | Allowed if satisfied over 36 months ago                        |

## Tier 3

| LTV | Product type | Rate  | Product fee | Product features                   | Reversion rate | Loan size  | ERC  | Product code |
|-----|--------------|-------|-------------|------------------------------------|----------------|--|--|--------------|
| 75% | 2 year fixed | 3.79% | £995        | Refund of valuation fee (max £630) | BBR + 5.25%    | Min loan: £25,001<br>Max loan:<br>£1m up to 70%<br>£750k up to 80% | 4% in year 1, 3% in year 2                             | CAT85        |
|     | 5 year fixed | 3.99% |             |                                    |                |  | 4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5 | CAT86        |
| 80% | 2 year fixed | 4.19% |             |                                    |                |  | 4% in year 1, 3% in year 2                             | CAT87        |
|     | 5 year fixed | 4.39% |             |                                    |                |  | 4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5 | CAT88        |

## Tier 4

| LTV | Product type | Rate  | Product fee | Product features                   | Reversion rate | Loan size  | ERC  | Product code |  |
|-----|--------------|-------|-------------|------------------------------------|----------------|--|--|--------------|--|
| 75% | 2 year fixed | 4.09% | £995        | Refund of valuation fee (max £630) | BBR + 5.25%    | Min loan: £25,001<br>Max loan:<br>£1m up to 70%<br>£750k up to 80% | 4% in year 1, 3% in year 2                             | CAT89        |  |
|     | 5 year fixed | 4.34% |             |                                    | BBR + 5.35%    |  | 4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5 | CAT90        |  |
| 80% | 2 year fixed | 4.59% |             |                                    |                |  | 4% in year 1, 3% in year 2                             | CAT91        |  |
|     | 5 year fixed | 4.84% |             |                                    |                |  | 4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5 | CAT92        |  |

Contact your local BDM

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[precisemortgages.co.uk](https://www.precisemortgages.co.uk)

