Product guide

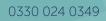
Help to Buy



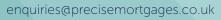
Range highlights

- ▶ 2 year fixed rates with refund of valuation from 4.09%
- ▶ 5 year fixed rates with refund of valuation from 4.19%
- ▶ Remortgage options available with £0 product fee and refund of valuation
- ▶ Help to Buy England 2021-2023, Help to Buy Wales and Help to Buy Scotland equity loan schemes accepted











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Help to Buy purchase - Tier 2



	Key criteria										
Acceptable adverse		Loan amount	LTV limit	Term		Applicant		New build			
Debt Arrangement Scheme (DMPs/DAS):	defaults, CCJs or secured arrears recorded in the	Minimum loan £25,001 Maximum loan England £450,000 Wales £225,000 Scotland £160,000		Minimum: Maximum:	•	Minimum age: Maximum age: Maximum number of applicants: Minimum income: applicant)	21 years 70, or 75 upon referral where proof of retirement age is supplied 2 £15,000 (primary	Deposit: Minimum customer contribution of 5%, with a builder's deposit of up to 5% also accepted. 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.			

England, Wales and Scotland

All products shown below are available for new build properties on the Help to Buy England 2021-2023, Help to Buy Wales and Help to Buy Scotland equity loan schemes. Maximum loan and LTV are determined by the amount of the equity loan.

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
	2-year fixed	2 years	4.09%	£995	Refund of valuation (maximum: £630)	4% in year 1 3% in year 2	BBR + 4.25%	HBB39
75%	5-year fixed	5 years	4.19%			4% in years 1 and 2 3% in years 3 and 4 2% in year 5		HBB40

Help to Buy England is subject to regional purchase price caps, please see page 5 for further details.

Help to Buy purchase - Tier 4



	Key criteria									
Acceptable adverse		Loan amoun	t LTV limit	Term		Applicant		New build		
Defaults:	2 in 24 (max £1,500 in 12 months, unlimited thereafter)	Minimum loa £25,001	n size:	Minimum: Maximum:	•	Minimum age: Maximum age:	21 years 70, or 75 upon	Deposit: Minimum customer contribution of 5%, with a		
CCJ:	1 in 24 (max £1,000 in 12 months, or £2,500 in 24 months)	Maximum loa England	ın size:				referral where proof of retirement	builder's deposit of up to 5% also accepted. Offer validity:		
Missed mortgage/ secured loan arrears:	1 in 12 months, 3 in 36 months (worst status)	£450,000 Wales	75%			Maximum number	age is supplied	6 months from the date of valuation, extensions can be considered for a further 3 months.		
Unsecured arrears:	Not counted but may affect customer's credit score	£225,000 Scotland	75%			of applicants:	2	Please refer to our residential mortgage criteria quide for more information.		
Debt Management Plans/ Debt Arrangement Scheme (DMPs/DAS):	Active DMPs and DMPs satisfied less than 36 months accepted	£160,000	75%			Minimum income: applicant)	£15,000 (primary	guide for more illiornation.		
1	plicant must not have any defaults, CCJs or secured arrears recorded in the ree months before application.									

England, Wales and Scotland

All products shown below are available for new build properties on the Help to Buy England 2021-2023, Help to Buy Wales and Help to Buy Scotland equity loan schemes. Maximum loan and LTV are determined by the amount of the equity loan.

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
	2-year fixed	2 years	4.59%	£995		4% in year 1 3% in year 2	BBR + 4.25%	HBB41
75%	5-year fixed	5 years	4.69%		Refund of valuation (maximum: £630)	4% in years 1 and 2 3% in years 3 and 4 2% in year 5		HBB42

Help to Buy England is subject to regional purchase price caps, please see page 5 for further details.

Help to Buy remortgage



		Key criteria						
Acceptable adverse		Loan amount LTV limit	Term	Applicant				
Defaults:	0 in 24 months	Minimum loan size: £25,001	Minimum: 5 years	Minimum age:	21 years			
CCJ:	0 in 24 months	Maximum loan size:	Maximum: 35 years	Maximum age:	70, or 75 upon referral where			
Missed mortgage/ secured loan arrears:	0 in 12 months, 1 in 36 months (worst status)	£1,000,000 70% £750,000 75%			proof of retirement age is supplied			
Unsecured arrears:	Not counted but may affect customer's credit score			Maximum number of applicants:	2			
Debt Management Plans/ Debt Arrangement Scheme (DMPs/DAS):				Minimum income:	£15,000 (primary applicant)			
Applicant must not have any before application.	defaults, CCJs or secured arrears recorded in the three months							

England, Wales and Scotland

All products shown below are available for properties originally purchased on any Help to Buy equity loan scheme. Maximum loan and LTV are determined by the amount of the equity loan.

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
	2-year fixed	2 years	4.59%	1 f0 l	Refund of valuation (maximum: £630)	4% in year 1 3% in year 2		HBB43
75%	5-year fixed	5 years	4.69%		Available for £ for £ and staircasing remortgages.	4% in years 1 and 2 3% in years 3 and 4 2% in year 5	BBR + 4.25%	HBB44

General information



For details of all our qualifying criteria please see our online criteria quide. For details of our core residential products, please see the relevant product quide.

Repayment methods

Capital and Interest - please see specific products for LTV limits.

Help to Buy (HTB)

We accept applications on the Help to Buy England 2021-2023, Help to Buy Wales and Help to Buy Scotland shared equity schemes.

The government's Help to Buy equity loan schemes are only available to assist with the purchase of new build properties.

Help to Buy Wales

Maximum property value: £250,000

Help to Buy Scotland

Maximum property value: £200,000

Help to Buy England

Each region has a maximum purchase price as detailed below:

Region Price cap for Help to Buy homes

North East £186,100 North West £224.400 Yorkshire and The Humber £228.100 East Midlands £261,900 West Midlands £255,600 East of England £407,400 London £600,000 South East £437,600 South West £349.000

Eligible first time buyers can borrow an equity loan of up to 20%, or up to 40% in London, of the purchase cost of a new build home.

Eligibility for the scheme is determined by Homes England and all enquiries should be submitted to them in the first instance.

Customers will need to provide a minimum 5% deposit from their own resources. For full details of the Help to Buy schemes visit https://www.helptobuy.gov.uk/ for Engalnd, https://gov.wales/help-buy-wales for Wales or https://www.mygov.scot/help-to-buy/ for Scotland.

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 £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	C1 000 000 I	Refer to:		
£450,000	£590	£955	£1,000,000 +	www.precisemortgages.co.uk/Fees		

Other fees							
Telegraphic transfer fee	£25	Post offer product switch fee	£70				
Redemption administration fee	£40						

- 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)

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.

















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Residential Home Loans

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TFC Homeloans

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Get in touch with our intermediary support team



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