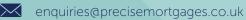
Product guide

Help to Buy













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Help to Buy purchase



Key criteria										
Acceptable adverse		Loan amount LTV limit	Term	Applicant		New build accepted on all products				
Defaults: CCJ: Missed mortgage/ secured loan arrears: Unsecured arrears: Debt Management Plans/ Debt Arrangement Scheme (DMPs/DAS): Applicant must not have any three months before applica	e defaults, CCJs or secured arrears recorded in the	Minimum loan size: £25,001 Maximum loan size: Wales £225,000 75%	Minimum: 5 years Maximum: 35 years	Minimum age: Maximum age: Maximum number of applicants: Minimum income:	21 years 70, or 75 upon referral where proof of retirement age is supplied 2 £15,000 (primary applicant)	New Build Priority Processing Service: 0330 024 0349 Deposit Minimum customer contribution of 5%. 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.				

Wales only

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

	LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product code
	75%	2-year fixed	7.69%	- £0	Refund of valuation (maximum: £630)	4% in year 1 3% in year 2	- BBR + 3.50%	HBB63
		5-year fixed	6.99%			4% in years 1 and 2 3% in years 3 and 4 2% in year 5		HBB64

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: Missed mortgage/	0 in 24 months	Maximum loan size: £1,000,000 70%	Maximum: 35 years	Maximum age:	70, or 75 upon referral where proof of retirement age is		
secured loan arrears:	0 in 12 months, 1 in 36 months (worst status)	£750,000 75%			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.

ı	LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product code
	75%	2-year fixed	7.69%	- £0	£0 Refund of valuation (maximum: £630)	4% in year 1 3% in year 2	BBR + 3.50%	HBB65
		5-year fixed	6.99%			4% in years 1 and 2 3% in years 3 and 4 2% in year 5		НВВ66

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: £300,000

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.gov.uk/help-to-buy-equity-loan for England, 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	£1,000,000 +	Refer to:	
£450,000	£590	£955	11,000,000 +	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) and the reversion rate

Reversion rates are variable rates that are linked to the BBR. 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 reversion rates 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 reversion rate.

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.

















3 0161 962 7800 www.3-mc.com

Active Investments

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Brightstar

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Dynamo for Intermediaries

8 01276 601 041

www.dynamoforintermediaries.co.uk













Impact

3 01403 27 26 25

www.impactmoneygroup.co.uk

Manor Mortgages

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www.manormortgages.com

Mortgage Trading

3 0113 2008 768

www.mortgagetrading.co.uk

Positive Lending

8 01202 850 830

www.positivelending.co.uk

Residential Home Loans

3 01273 495 420

www.rhluk.co.uk

TFC Homeloans

3 0161 694 7900

math www.tfchomeloans.com

Get in touch with our intermediary support team



0330 024 0349



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