


# Product guide

Help to Buy



 0330 024 0349

 [enquiries@precisemortgages.co.uk](mailto:enquiries@precisemortgages.co.uk)

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

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Correct as of: 30 August 2023  
INTERMEDIARIES ONLY

# Help to Buy purchase

Key criteria						
Acceptable adverse	Loan amount	LTV limit	Term	Applicant		New build accepted on all products
<b>Defaults:</b> 0 in 24 months <b>CCJ:</b> 0 in 24 months <b>Missed mortgage/secured loan arrears:</b> 0 in 12 months, 1 in 36 months (worst status) <b>Unsecured arrears:</b> Not counted but may affect customer's credit score <b>Debt Management Plans/Debt Arrangement Scheme (DMPs/DAS):</b> 0 in 6 years Applicant must not have any defaults, CCJs or secured arrears recorded in the three months before application.	<b>Minimum loan size:</b> £25,001  <b>Maximum loan size:</b> <b>Wales</b> £225,000	75%	<b>Minimum:</b> 5 years <b>Maximum:</b> 35 years	<b>Minimum age:</b> 21 years <b>Maximum age:</b> 70, or 75 upon referral where proof of retirement age is supplied  <b>Maximum number of applicants:</b> 2 <b>Minimum income:</b> £15,000 (primary applicant)		<b>New Build Priority Processing Service:</b> 0330 024 0349 <b>Deposit</b> Minimum customer contribution of 5%. <b>Offer validity</b> 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
<b>Defaults:</b>	0 in 24 months	<b>Minimum loan size:</b> £25,001 <b>Maximum loan size:</b> £1,000,000    70% £750,000    75%	<b>Minimum:</b> 5 years <b>Maximum:</b> 35 years	<b>Minimum age:</b> 21 years
<b>CCJ:</b>	0 in 24 months			<b>Maximum age:</b> 70, or 75 upon referral where proof of retirement age is supplied
<b>Missed mortgage/secured loan arrears:</b>	0 in 12 months, 1 in 36 months (worst status)			<b>Maximum number of applicants:</b> 2
<b>Unsecured arrears:</b>	Not counted but may affect customer's credit score			<b>Minimum income:</b> £15,000 (primary applicant)
<b>Debt Management Plans/Debt Arrangement Scheme (DMPs/DAS):</b>	0 in 6 years			
Applicant must not have any defaults, CCJs or secured arrears recorded in the three months before application.				

## 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	Rate	Product fee	Product features	ERC	Reversion rate	Product code
<b>75%</b>	2-year fixed	7.69%	£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		HBB66

# General information

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

Repayment methods
<b>Capital and interest</b> - 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.
<b>Help to Buy Wales</b> 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 <a href="https://www.gov.uk/help-to-buy-equity-loan">https://www.gov.uk/help-to-buy-equity-loan</a> for England, <a href="https://gov.wales/help-buy-wales">https://gov.wales/help-buy-wales</a> for Wales or <a href="https://www.mygov.scot/help-to-buy/">https://www.mygov.scot/help-to-buy/</a> for Scotland.

Legal representation
Full details of our conveyancing options can be found at <a href="https://www.precisemortgages.co.uk/Residential/Conveyancer">precisemortgages.co.uk/Residential/Conveyancer</a>

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: <a href="https://www.precisemortgages.co.uk/Fees">www.precisemortgages.co.uk/Fees</a>	
£450,000	£590	£955			

Other fees			
Telegraphic transfer fee	£25	Post offer product switch fee	£70
Redemption administration fee	£40		
<div><div>▶</div><div>Please refer to 'Tariff of mortgage charges' document for full details. A downloadable version is available on the Precise Mortgages website under 'Document downloads'</div></div> <div><div>▶</div><div>All fees include VAT (where applicable)</div></div>			

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.



3mc  
☎ 0161 962 7800  
🌐 [www.3-mc.com](http://www.3-mc.com)



Active Investments  
☎ 0118 945 2288  
🌐 [www.active-investments.co.uk](http://www.active-investments.co.uk)



Brightstar  
☎ 01277 500 900  
🌐 [www.brightstarhub.co.uk](http://www.brightstarhub.co.uk)



Brilliant Solutions  
☎ 01792 277 555  
🌐 [www.brilliantsolutions.co.uk](http://www.brilliantsolutions.co.uk)



Complete FS  
☎ 023 8045 6999  
🌐 [www.complete-fs.co.uk](http://www.complete-fs.co.uk)



Connect for Intermediaries  
☎ 01708 676 135  
🌐 [www.connectbrokers.co.uk](http://www.connectbrokers.co.uk)



Dynamo for Intermediaries  
☎ 01276 601 041  
🌐 [www.dynamoforintermediaries.co.uk](http://www.dynamoforintermediaries.co.uk)



Impact  
☎ 01403 27 26 25  
🌐 [www.impactmoneygroup.co.uk](http://www.impactmoneygroup.co.uk)



Manor Mortgages  
☎ 01275 399 203  
🌐 [www.manormortgages.com](http://www.manormortgages.com)



Mortgage Trading  
☎ 0113 2008 768  
🌐 [www.mortgagetrading.co.uk](http://www.mortgagetrading.co.uk)



Positive Lending  
☎ 01202 850 830  
🌐 [www.positivelending.co.uk](http://www.positivelending.co.uk)



Residential Home Loans  
☎ 01273 495 420  
🌐 [www.rhluk.co.uk](http://www.rhluk.co.uk)



TFC Homeloans  
☎ 0161 694 7900  
🌐 [www.tfchomeloans.com](http://www.tfchomeloans.com)

Get in touch with our intermediary support team

☎ 0330 024 0349

✉ [enquiries@precisemortgages.co.uk](mailto:enquiries@precisemortgages.co.uk)

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