

MORTGAGE LENDING DECEMBER 2023



PLAN	MINIMUM NET MORTGAGE £	MAXIMUM GROSS MORTGAGE £	REPAYMENT PERIOD IN YEARS	VARIABLE ANNUAL RATE (MONTHLY)	2 YEAR FIXED ANNUAL RATE (MONTHLY)	5 YEARS FIXED ANNUAL RATE (MONTHLY)	MAX ADVERSE UNITS	MAX LTV	MIN I&E SURPLUS	LENDER FEE (min £499 max £3750)	MAX FEES (max £4950)
P-1	3000	250000	1 - 30	11.90 (0.992)	N/A	N/A	None	75%	£100.00	2.99%	12.5%
P-2	3000	250000	1 - 30	12.89 (1.074)	12.40 (1.033)	12.60 (1.050)	One unit 0 in last 6 month	75%	£100.00	2.99%	12.5%
GOLD	3000	250000	1 - 30	13.30 (1.108)	12.80 (1.067)	13.30 (1.108)	None	75%	£100.00	5%	12.5%
A	3000	250000	1 - 30	14.90 (1.242)	14.40 (1.200)	14.90 (1.242)	One unit	75%	£100.00	5%	12.5%
A HLTV	3000	150000	1 - 30	15.89 (1.324)	15.40 (1.283)	15.90 (1.325)	None	80%	£100.00	5%	12.5%
B	3000	70000	1 - 30	16.90 (1.408)	16.40 (1.367)	16.90 (1.408)	Two units	75%	£100.00	5%	12.5%

P-1*

- Employed applicants only
- Pension income is considered as additional income as long as it is below 50% of the overall income.
- Minimum property value £120K
- No adverse units
- No arrears on mortgage/secured/unsecured in last 12 months

P-2 *

- Employed & Pension applicants
 - Self Employed considered
 - One adverse unit. None in last 6 months
- No unsecured arrears in last 6 months

GOLD**

- Employed applicants only
- Pension income is considered as additional income as long as it is below 50% of the overall income
- Minimum property value £120K
- No adverse units
- No arrears on mortgage/secured/unsecured in last 12 months

Plan A**

- Employed & Pension applicants
- Self Employed considered
- One adverse unit

Plan A HLTV**& ***

As for Plan A but:

- No adverse units

Plan B**

As for Plan A but:

- Applicants on benefits income considered
- Maximum two adverse units but 1 month maximum mortgage/secured loan arrears in last 12 months

Adverse Units

- 1 unit = 1 CCJ/Default in last 12 months for £300 or more
- 1 unit = maximum of 1 months Mortgage/Secured Loan arrears in last 12 months
- 1 unit = Any Unsecured Credit for £300 or more with 3 or more current missed payments (excluding mail orders)

*Information for P-1 & P-2 plans

- No debt management plans or IVAs in last 6 months
- High Cost Short Term Credit (loans under 12 months), Payday loans and Home Credit in last 12 months not accepted
- 12 months employment history required
- Missed payments on communications suppliers, public utilities and mail orders can be ignored if over 6 months old

**Information for Plans GOLD, A, A HLTV & B

- IVAs & Debt Management Plans = normal rules apply in relation to units per defaults
- Ignore mail order and communications defaults
- Ignore satisfied defaults/CCJs less than £3K

Information for all plans

- We will use a maximum of 50% DTI calculation on all plans to include all secured and unsecured credit
- Minimum age 21 and mortgage to complete before age 85
- For joint incomes from £15k to £19999 a minimum Equifax credit score of 350 applies
- For joint incomes from £20k upwards a minimum Equifax credit score of 200 applies
- Child related income can be used for the full term of the loan where the children are below the age of 14 on application. Where child related income is received for children 14 and over and the loan term will take them beyond the end date of the child related income an explanation will be required to demonstrate future affordability
- Gambling debits on bank statements must not exceed 5% of monthly gross salary

***Information for Plan A HLTV

NB Right to Buy Mortgages are NOT Eligible for AHLTV plan

Early Repayment Charges (ERCs):

Variable Plans:

- 1 months interest.

NB. All plans (Fixed 5, Fixed 2 & Variable) are all subject to a £125.00 Redemption Administration Fee and £75.00 Security Release Fee as well as the stated calculations.

2 Year Fixed:

- First Year- 3% of outstanding balance.
- Second Year- 2% of outstanding balance.
- Third Year + they will revert to the Variable ERC calculation.

5 Year Fixed:

- First Year & Second Year- 3% of outstanding balance.
- Third Year & Fourth Year- 2% of outstanding balance.
- Fifth Year- 1% of outstanding balance.
- Sixth Year + they will revert to the Variable ERC calculation.