

Residential Mortgages

Product Guide

22nd November 2024

NEW Premier
 NEW Platinum
 Prime Plus
 Prime
 Near Prime
 Right to Buy and Shared Ownership



Office based underwriting support



Fast Track re-mortgage service



Referrals considered



On-site legal team

If in doubt, please call or email us.

Our dedicated broker support team would be delighted to discuss your case

Email: brokersupport@westoneloans.co.uk

Tel: 0333 1234556

www.westoneloans.co.uk/residential-mortgages



Purchases and Remortgages up to 90% LTV



Unencumbered property



First Time Buyers up to 95% LTV



Right to Buy and Shared Ownership



Interest Only available up to age 75



£25k - £1.5m with loans up to £2.5m considered by referral



No credit score: each case is assessed on its own merits



Skilled Worker Visa accepted up to 90% LTV



Employed, 1 year self-employed and contractors



Capital Raise up to 90% for Debt Consolidation



Loan terms 5- 40 years with maximum age of 85 at the end of the term



England, Wales and Scotland



Improved AVM criteria for remortgages and transfer of equity mortgages



Gifted deposits and developer incentives



Married (sole proprietor) / co-habiting borrowers



LTI Boost Range offering uncapped LTI's over 5.0 times income



		Products							Fast track remortgages available
Category	Product Type	65%	70%	75%	80%	85%	90%	95% ^{FTB Only}	ERCs
Core 95% LTV Max 5x LTI	2-year fixed	6.05%	6.15%	6.15%	6.35%	7.15%	7.55%	8.35%	2%/1%
	5-year fixed	5.89%	5.99%	5.99%	6.19%	6.99%	7.39%	8.19%	5%/5%/4%/3%/2%
	2-year fixed	6.69%	6.79%	6.79%	6.99%	7.79%	8.19%	8.99%	2%/1%
	5-year fixed	6.15%	6.25%	6.25%	6.45%	7.29%	7.69%	8.49%	5%/5%/4%/3%/2%
	Lifetime tracker with ERC	BBR + 2.19%	BBR + 2.29%	BBR + 2.29%	BBR + 2.59%	BBR + 3.19%	BBR + 3.59%	BBR + 4.39%	2%/1%
LTI Boost* 80% LTV Uncapped LTI	Lifetime tacker w/o ERC	BBR + 2.55%	BBR + 2.65%	BBR + 2.65%	BBR + 2.95%	BBR + 3.55%	BBR + 3.95%	BBR + 4.75%	0%
	2-year fixed	6.55%	6.65%	6.65%	6.85%				2%/1%
	5-year fixed	6.39%	6.49%	6.49%	6.69%				5%/5%/4%/3%/2%
	Lifetime tracker with ERC	BBR + 2.69%	BBR + 2.79%	BBR + 2.79%	BBR + 3.09%				2%/1%
	Lifetime tacker w/o ERC	BBR + 3.05%	BBR + 3.15%	BBR + 3.15%	BBR + 3.45%				0%

*Minimum household income of £50,000 is required. Only available as capital repayment.

Key criteria				
Acceptable adverse	Loan Amount	LTV Limit	Applicant	Fees
Satisfied defaults: 0 for balances >£500 in 36 months Unsatisfied defaults: 0 for balances >£500 in 36 months Satisfied CCJs: 0 for balances >£500 in 36 months Unsatisfied CCJs: 0 for balances >£500 in 36 months Max total CCJ value: £5,000 Secured arrears: 0 in 36 months and up to date Unsecured arrears: 1 in 12 months for balances >£500 and up to date Payday loans: 0 in 36 months Discharged DMPs: 0 in 72 months Current DMPs: Not accepted Bankruptcies / IVAs: 0 in 72 months (i) An explanation is required for all adverse credit, especially in cases of a worsening credit profile. (ii) Unsecured credit with balances below £500 are excluded from plan assessments but will be reviewed for affordability. (iii) Utilities and comms suppliers' payment profiles are not taken into account for plan assessment purposes (excluding CCJs and defaults).	Minimum loan size: £25,000 Maximum loan size*: £1,500,000 £1,250,000 £1,000,000 £750,000 £600,000 £500,000 £500,000 *for unencumbered: loan sizes are capped at £500,000 and max LTV is 75%. Loan sizes up to £2.5m considered by referral. Lender fee is excluded from LTV calculation capped at max of 90% LTV. Fees cannot be added above gross maximum LTV of 90%.	65% 70% 75% 80% 85% 90% 95%	Minimum age: 21 years Maximum age: Capital Repayment = Loan term to finish by 85th birthday Interest Only = Loan term to finish by 75th birthday Maximum number of applicants: 2 Minimum income for capital repayment: Core: £15,000 main income earner LTI Boost: £50,000 household income Minimum income for interest only: £50,000 for primary or £75,000 for joint Over 10 years from retirement: Work off current income with proof of pension Within 10 years of retirement: Work off lower of current income or pension income Bonus / Overtime / Commission: Up to 100% can be used if regular and consistent Married / Co-habiting applicants Applications from married individuals applying in their sole name accepted. We can also consider adding non-owning spouses / partners to mortgage application.	Product fee: £1,795 Fee assist products have no product fee Please see our legal and valuation tariff for details on legal and valuation fees. Additional Criteria Self employed: Minimum 2 year trading history Employed: Minimum time in employment of 3 months First time buyer: Accepted. For 95% LTV product: additional applicants can be considered where they have not owned a property in the last 5 years. Borrowers living with family accepted. Interest only: Not available for LTI Boost Unencumbered: Not available for LTI Boost New build: Flats up 75% LTV, houses up to 90% LTV Debt consolidation: Available up to 90% LTV - all unsecured debts are paid directly from BACS. Visa holders: Skilled Worker, Health & Care or UK Ancestry visas accepted provided they have >24 months UK residency.
Loan Term Minimum - 5 years ; maximum - 40 years				

Repayment methods

Capital and interest

Interest only - maximum LTV 75%

Affordability will be calculated according to the repayment method selected.

AVM criteria

- Up to loan sizes of £300,000
- Max LTV 70% subject to Confidence Level
- Available up to property values of £1m
- Available for remortgages, unencumbered properties and transfer of equity



Products								Fast track remortgages available
Category	Product Type	65%	70%	75%	80%	85%	90%	ERCs
Core 90% LTV Max 5x LTI	2-year fixed	6.15%	6.25%	6.25%	6.45%	7.25%	7.65%	2%/1%
	5-year fixed	5.99%	6.09%	6.09%	6.29%	7.09%	7.49%	5%/5%/4%/3%/2%
	2-year fixed Fee assist	6.79%	6.89%	6.89%	7.09%	7.89%	8.29%	2%/1%
	5-year fixed Fee assist	6.25%	6.35%	6.35%	6.55%	7.39%	7.79%	5%/5%/4%/3%/2%
	Lifetime Tracker with ERC	BBR + 2.29%	BBR + 2.39%	BBR + 2.39%	BBR + 2.69%	BBR + 3.29%	BBR + 3.69%	2%/1%
	Lifetime Tackers W/o ERC	BBR + 2.65%	BBR + 2.75%	BBR + 2.75%	BBR + 3.05%	BBR + 3.65%	BBR + 4.05%	0%
LTI Boost* 80% LTV Uncapped LTI	2-year fixed	6.65%	6.75%	6.75%	6.95%			2%/1%
	5-year fixed	6.49%	6.59%	6.59%	6.79%			5%/5%/4%/3%/2%
	Lifetime Tracker with ERC	BBR + 2.79%	BBR + 2.89%	BBR + 2.89%	BBR + 3.19%			2%/1%
	Lifetime Tackers W/o ERC	BBR + 3.15%	BBR + 3.25%	BBR + 3.25%	BBR + 3.55%			0%

*Minimum household income of £50,000 is required. Only available as capital repayment.

Key criteria			
Acceptable adverse	Loan Amount	LTV Limit	Applicant
Satisfied defaults: 0 for balances >£500 in 24 months Unsatisfied defaults: 0 for balances >£500 in 24 months Satisfied CCJs: 0 for balances >£500 in 24 months Unsatisfied CCJs: 0 for balances >£500 in 24 months Max total CCJ value: Over £5000 by referral Secured arrears: 0 in 24 months and up to date Unsecured arrears: Max Status 2 in 12 months for balances >£500 and up to date Payday loans: 0 in 24 months Discharged DMPs: 0 in 72 months Current DMPs: Not accepted Bankruptcies / IVAs: 0 in 72 months (i) An explanation is required for all adverse credit, especially in cases of a worsening credit profile. (ii) Unsecured credit with balances below £500 are excluded from plan assessments but will be reviewed for affordability. (iii) Utilities and comms suppliers' payment profiles are not taken into account for plan assessment purposes (excluding CCJs and defaults).	Minimum loan size: £25,000 Maximum loan size*: £1,500,000 65% £1,250,000 70% £1,000,000 75% £750,000 80% £600,000 85% £500,000 90% *for unencumbered: loan sizes are capped at £500,000 and max LTV is 75%. Loan sizes up to £2.5m considered by referral. Lender fee is excluded from LTV calculation capped at max of 90% LTV. Fees cannot be added above gross maximum LTV of 90%.	Applicant Minimum age: 21 years Maximum age: Capital Repayment = Loan term to finish by 85th birthday Interest Only = Loan term to finish by 75th birthday Maximum number of applicants: 2 Minimum income for capital repayment: Core: £15,000 main income earner LTI Boost: £50,000 household income Minimum income for interest only: £50,000 for primary or £75,000 for joint Over 10 years from retirement: Work off current income with proof of pension e.g. payslip showing pension deduction Within 10 years of retirement Work off lower of current income or pension income Bonus/ Overtime/ Commission Up to 100% can be used if regular and consistent Married / Co-habiting applicants Applications from married individuals applying in their sole name accepted. We can also consider adding non-owning spouses / partners to mortgage application.	Fees Product fee: £1,795 Fee assist products have no product fee Please see our legal and valuation tariff for details on legal and valuation fees. Additional Criteria Self employed: Minimum 2 year trading history Employed: Minimum time in employment of 3 months First Time Buyer: Accepted Borrowers living with family accepted. Interest only: Not available for LTI Boost Unencumbered: Not available for LTI Boost New build: Flats up 75% LTV, houses up to plan max LTV Debt consolidation: Available up to 90% LTV - all unsecured debts are paid directly from BACS. Visa holders: Skilled Worker, Health & Care or UK Ancestry visas accepted provided they have >24 months UK residency.
Loan Term	Minimum - 5 years ; maximum - 40 years		

Repayment methods **Capital and interest**

Interest only - maximum LTV 75%

Affordability will be calculated according to the repayment method selected.

AVM criteria

- Up to loan sizes of £300,000
- Max LTV 70% subject to Confidence Level
- Available up to property values of £1m
- Available for remortgages, unencumbered properties and transfer of equity



Products							Fast track remortgages available
Category	Product Type	65%	70%	75%	80%	85%	ERCs
Core 85% LTV Max 5x LTI	2-year fixed	6.35%	6.45%	6.45%	6.65%	7.45%	2%/1%
	5-year fixed	6.19%	6.29%	6.29%	6.49%	7.29%	5%/5%/4%/3%/2%
	2-year fixed Fee assist	6.99%	7.09%	7.09%	7.29%	8.09%	2%/1%
	5-year fixed Fee assist	6.45%	6.55%	6.55%	6.75%	7.59%	5%/5%/4%/3%/2%
	Lifetime Tracker with ERC	BBR + 2.49%	BBR + 2.59%	BBR + 2.59%	BBR + 2.89%	BBR + 3.49%	2%/1%
	Lifetime Tackers W/o ERC	BBR + 2.85%	BBR + 2.95%	BBR + 2.95%	BBR + 3.25%	BBR + 3.85%	0%
LTI Boost* 80% LTV Uncapped LTI	2-year fixed	6.85%	6.95%	6.95%	7.15%		2%/1%
	5-year fixed	6.69%	6.79%	6.79%	6.99%		5%/5%/4%/3%/2%
	Lifetime Tracker with ERC	BBR + 2.99%	BBR + 3.09%	BBR + 3.09%	BBR + 3.39%		2%/1%
	Lifetime Tackers W/o ERC	BBR + 3.35%	BBR + 3.45%	BBR + 3.45%	BBR + 3.75%		0%

*Minimum household income of £50,000 is required. Only available as capital repayment.

Key criteria				
Acceptable adverse	Loan Amount	LTV Limit	Applicant	Fees
Satisfied defaults: 0 for balances >£500 in 12 months Unsatisfied defaults: 0 for balances >£500 in 12 months Satisfied CCJs: 0 for balances >£500 in 12 months Unsatisfied CCJs: 0 for balances >£500 in 12 months Max total CCJ value: Over £7500 by referral Secured arrears: 0 in 12 months and up to date Unsecured arrears: Accepted where outstanding arrears being cleared by the mortgage Payday loans: 0 in 12 months Discharged DMPs: 0 in 72 months Current DMPs: Not accepted Bankruptcies / IVAs: 0 in 72 months (i) An explanation is required for all adverse credit, especially in cases of a worsening credit profile. (ii) Unsecured credit with balances below £500 are excluded from plan assessments but will be reviewed for affordability. (iii) Utilities and comms suppliers' payment profiles are not taken into account for plan assessment purposes (excluding CCJs and defaults).	Minimum loan size: £25,000 Maximum loan size*: £1,500,000 £1,250,000 £1,000,000 £750,000 £600,000 *for unencumbered: loan sizes are capped at £500,000 and max LTV is 75%. Loan sizes up to £2.5m considered by referral. Lender fee is excluded from LTV calculation.	65% 70% 75% 80% 85%	Minimum age: 21 years Maximum age: Capital Repayment = Loan term to finish by 85th birthday Interest Only = Loan term to finish by 75th birthday Maximum number of applicants: 2 Minimum income for capital repayment: Core: £15,000 main income earner LTI Boost: £50,000 household income Minimum income for interest only: £50,000 for primary or £75,000 for joint Over 10 years from retirement: Work off current income with proof of pension e.g. payslip showing pension deduction Within 10 years of retirement Work off lower of current income or pension income Bonus/ Overtime/ Commission Up to 100% can be used if regular and consistent Married / Co-habiting applicants Applications from married individuals applying in their sole name accepted. We can also consider adding non-owning spouses / partners to mortgage application.	Product fee: £1,795 Fee assist products have no product fee Please see our legal and valuation tariff for details on legal and valuation fees. Additional Criteria Self employed: Minimum 1 year trading history Employed: Minimum time in employment of 3 months First time buyer: Accepted Interest only: Not available for LTI boost Unencumbered: Not available for LTI Boost New build: Flats up 75% LTV, houses up to plan max LTV Debt consolidation: Available up to 85% LTV - all unsecured debts are paid directly from BACS. Visa holders: Skilled Worker, Health & Care or UK Ancestry visas accepted provided they have >24 months UK residency.
Loan Term Minimum - 5 years ; maximum - 40 years				

Repayment methods **Capital and interest**

Interest only - maximum LTV 75%

Affordability will be calculated according to the repayment method selected.

AVM criteria

- Up to loan sizes of £300,000
- Max LTV 70% subject to Confidence Level
- Available up to property values of £1m
- Available for remortgages, unencumbered properties and transfer of equity



		Products				Fast track remortgage available
Category	Product Type	65%	70%	75%	80% NEW	ERCs
Core 80% LTV Max 5x LTI	2-year fixed	6.89%	6.99%	6.99%	7.19%	2%/1%
	5-year fixed	6.75%	6.85%	6.85%	7.05%	5%/5%/4%/3%/2%
	2-year fixed Fee assist	7.55%	7.65%	7.65%	7.85%	2%/1%
	5-year fixed Fee assist	6.99%	7.09%	7.09%	7.29%	5%/5%/4%/3%/2%
	Lifetime Tracker with ERC	BBR + 3.05%	BBR + 3.15%	BBR + 3.15%	BBR + 3.45%	2%/1%
	Lifetime Tackers W/o ERC	BBR + 3.39%	BBR + 3.49%	BBR + 3.49%	BBR + 3.79%	0%
LTI Boost** 80% LTV Uncapped LTI	2-year fixed	7.39%	7.49%	7.49%	7.69%	2%/1%
	5-year fixed	7.25%	7.35%	7.35%	7.55%	5%/5%/4%/3%/2%
	Lifetime Tracker with ERC	BBR + 3.55%	BBR + 3.65%	BBR + 3.65%	BBR + 3.95%	2%/1%
	Lifetime Tackers W/o ERC	BBR + 3.89%	BBR + 3.99%	BBR + 3.99%	BBR + 4.29%	0%

*Minimum household income of £50,000 is required. Only available as capital repayment.

Acceptable adverse		Loan Amount	LTV Limit	Applicant	Fees
Satisfied defaults:	Accepted	Minimum loan size:		Minimum age: 21 years	Product fee: £1,795
Unsatisfied defaults:	0 for balances >£500 in 6 months	£25,000		Maximum age:	Fee assist products have no product fee
Satisfied CCJs:	Accepted			Capital Repayment = Loan term to finish by 85th birthday	Please see our legal and valuation tariff for details on legal and valuation fees.
Unsatisfied CCJs:	0 for balances >£500 in 6 months	Maximum loan size*:		Interest Only = Loan term to finish by 75th birthday	
Max total CCJ value:	Not Applicable	£1,000,000	65%	Maximum number of applicants: 2	
Secured arrears:	1 in 12 months and 0 in 6 months	£850,000	70%	Minimum income for capital repayment:	Additional Criteria
Unsecured arrears:	Accepted where outstanding arrears being cleared by the mortgage	£750,000	75%	Core: £15,000 main income earner	Self employed: Minimum 1 year trading history
Payday loans:	0 in 6 months	£600,000	80%	LTI Boost: £50,000 household income	Employed: Minimum time in employment of 3 months
Discharged DMPs:	0 in 36 months	*for unencumbered: loan sizes are capped at £500,000 and max LTV is 75%.		Minimum income for interest only:	First Time Buyer: 12 months current rental history required (applicants living with family considered by referral)
Current DMPs:	Not accepted			£50,000 for primary or £75,000 for joint	Interest only: Not available for LTI Boost
Bankruptcies / IVAs:	0 in 72 months			Over 10 years from retirement:	Unencumbered: Not available for LTI Boost
	(i) An explanation is required for all adverse credit, especially in cases of a worsening credit profile.			Work off current income with proof of pension e.g. payslip showing pension deduction	New build: Flats up 75% LTV, houses up to plan max LTV
	(ii) Unsecured credit with balances below £500 are excluded from plan assessments but will be reviewed for affordability.			Within 10 years of retirement	Debt consolidation: Available up to 80% LTV - all unsecured debts are paid directly from BACS.
	(iii) Utilities and comms suppliers' payment profiles are not taken into account for plan assessment purposes (excluding CCJs and defaults).	Loan sizes up to £2.5m considered by referral.		Bonus/ Overtime/ Commission	Visa holders: Skilled Worker, Health & Care or UK Ancestry visas accepted provided they have >24 months UK residency.
		Lender fee is excluded from LTV calculation.		Up to 100% can be used if regular and consistent	
Loan Term				Married / Co-habiting applicants	
Minimum - 5 years ; maximum - 40 years				Applications from married individuals applying in their sole name accepted. We can also consider adding non-owning spouses / partners to mortgage application.	

Repayment methods **Capital and interest**

Interest only - maximum LTV 75%

Affordability will be calculated according to the repayment method selected.

AVM criteria

- Up to loan sizes of £300,000
- Max LTV 70% subject to Confidence Level
- Available up to property values of £1m
- Available for remortgages, unencumbered properties and transfer of equity



Products						Fast track remortgage available
Category	Product Type	65%	70%	75%	ERCs	
Core 75% LTV Max 5x LTI	2-year fixed	7.79%	7.89%	7.89%	2%/1%	
	5-year fixed	8.09%	8.19%	8.19%	5%/5%/4%/3%/2%	
	2-year fixed Fee assist	8.45%	8.55%	8.55%	2%/1%	
	5-year fixed Fee assist	8.39%	8.49%	8.49%	5%/5%/4%/3%/2%	
	Lifetime Tracker with ERC	BBR + 3.89%	BBR + 3.99%	BBR + 3.99%	2%/1%	
	Lifetime Trackers W/o ERC	BBR + 4.25%	BBR + 4.35%	BBR + 4.35%	0%	

Key criteria				
Acceptable adverse	Loan Amount	LTV Limit	Applicant	Fees
Satisfied defaults: Accepted Unsatisfied defaults: 1 for balances >£500 in 12 months Satisfied CCJs: Accepted Unsatisfied CCJs: 1 for balances >£500 in 12 months Max total CCJ value: Not Applicable Secured arrears: 1 in 12 months and 0 in 3 months Unsecured arrears: Accepted Payday loans: 0 in 3 months Discharged DMPs: Accepted with satisfactory explanation Current DMPs: Accepted if being discharged directly from the mortgage proceeds & satisfactory explanation. Bankruptcies / IVAs: 0 in 72 months (i) An explanation is required for all adverse credit, especially in cases of a worsening credit profile. (ii) Unsecured credit with balances below £500 are excluded from plan assessments but will be reviewed for affordability. (iii) Utilities and comms suppliers' payment profiles are not taken into account for plan assessment purposes (excluding CCJs and defaults).	Minimum loan size: £25,000 Maximum loan size*: £750,000 £650,000 £500,000 *for unencumbered: loan sizes are capped at £500,000	65% 70% 75%	Minimum age: 21 years Maximum age: Loan term to finish by 85th birthday Maximum number of applicants: 2 Minimum income: £15,000 main income earner Over 10 years from retirement: Work off current income with proof of pension e.g. payslip showing pension deduction Within 10 years of retirement Work off lower of current income or pension income Bonus/ Overtime/ Commission Up to 100% can be used if regular and consistent Married / Co-habiting applicants Applications from married individuals applying in their sole name accepted. We can also consider adding non-owning spouses / partners to the mortgage application.	Product fee: £1,795 Fee assist products have no product fee Please see our legal and valuation tariff for details on legal and valuation fees. Additional Criteria Self employed: Minimum 1 year trading history Employed: Minimum time in employment of 3 months First Time Buyer: Not accepted Interest only: Not available New build: Flats up 75% LTV, houses up to plan max LTV Debt consolidation: Available up to 75% LTV - all unsecured debts are paid directly from BACS. Visa holders: Skilled Worker, Health & Care or UK Ancestry visas accepted provided they have >24 months UK residency.
Loan Term Minimum - 5 years ; maximum - 40 years	Loan sizes up to £2.5m considered by referral. Lender fee is excluded from LTV calculation.			

Repayment methods **Capital and interest**

Affordability will be calculated according to the repayment method selected.

AVM criteria

- Up to loan sizes of £300,000
- Max LTV 70% subject to Confidence Level
- Available up to property values of £1m
- Available for remortgages, unencumbered properties and transfer of equity

Premier

Platinum

Prime Plus

Prime

Near Prime

Right to Buy

Shared Ownership



West One

Products				Fast track remortgage available
Category	Product Type	75% OMV	ERCs	
Right to Buy - Purchase Only 75% LTV Max 5x LTI	2-year fixed	7.19%	2%/1%	
	5-year fixed	6.85%	5%/5%/4%/3%/2%	
	2-year fixed Fee assist	7.79%	2%/1%	
	5-year fixed Fee assist	7.19%	5%/5%/4%/3%/2%	

Key criteria				
Acceptable adverse	Loan Amount	LTV Limit	Applicant	Fees
Satisfied defaults: 0 for balances >£500 in 12 months Unsatisfied defaults: 0 for balances >£500 in 12 months Satisfied CCJs: 0 for balances >£500 in 12 months Unsatisfied CCJs: 0 for balances >£500 in 12 months Max total CCJ value: Over £7500 by referral Secured arrears: 0 in 12 months and up to date Unsecured arrears: Accepted if up to date Payday loans: 0 in 12 months Discharged DMPs: 0 in 72 months Current DMPs: Not accepted Bankruptcies / IVAs: 0 in 72 months (i) An explanation is required for all adverse credit, especially in cases of a worsening credit profile. (ii) Unsecured credit with balances below £500 are excluded from plan assessments but will be reviewed for affordability. (iii) Utilities and comms suppliers' payment profiles are not taken into account for plan assessment purposes (excluding CCJs and defaults).	Minimum loan size: £25,000 Maximum loan size*: £500,000 *Loans over £500,000 considered by referral	75%	Minimum age: 21 years Maximum age: Loan term to finish by 85th birthday Maximum number of applicants: 2 Minimum income: £15,000 main income earner Over 10 years from retirement: Work off current income with proof of pension e.g. payslip showing pension deduction Within 10 years of retirement Work off lower of current income or pension income Bonus/ Overtime/ Commission Up to 100% can be used if regular and consistent Married / Co-habiting applicants Applications from married individuals applying in their sole name accepted. We can also consider adding non-owning spouses / partners to the mortgage application.	Product fee: £1,795 Fee assist products have no product fee Please see our legal and valuation tariff for details on legal and valuation fees. Additional Criteria Self employed: Minimum 1 year trading history Employed: Minimum time in employment of 3 months First time buyer: Accepted Interest only: Not available Rental Payments: Last 12 months required Council Flats: Accepted up to 4 stories with a minimum property value of £200,000 up to 65% LTV. 5 stories or more with a lift considered by referral Legal Services: Dual representation available. Debt consolidation: Not permitted. Visa holders: Skilled Worker, Health & Care or UK Ancestry visas accepted provided they have >24 months UK residency.
Loan Term Minimum - 5 years ; maximum - 40 years	Location England and Isle of Wight Only	Key RTB Criteria Lower of 100% of discounted purchase price or 75% of the OMV		

Repayment methods

Capital and interest

Affordability will be calculated according to the repayment method selected.



Products						Fast track remortgage available
Category	Product Type	90% LSV	95% LSV	100% LSV	ERCs	
Shared Ownership - Purchases & Remortgages	2-year fixed	6.89%	6.99%	7.39%	2%/1%	
	5-year fixed	6.45%	6.55%	6.95%	5%/5%/4%/3%/2%	
	2-year fixed Fee assist	7.49%	7.59%	7.99%	2%/1%	
	5-year fixed Fee assist	6.69%	6.79%	7.19%	5%/5%/4%/3%/2%	

Key criteria					
Acceptable adverse	Loan Amount	LTV Limit	Applicant	Fees	
Satisfied defaults: 0 for balances >£500 in 12 months Unsatisfied defaults: 0 for balances >£500 in 12 months Satisfied CCJs: 0 for balances >£500 in 12 months Unsatisfied CCJs: 0 for balances >£500 in 12 months Max total CCJ value: Over £7500 by referral Secured arrears: 0 in 12 months and up to date Unsecured arrears: Accepted if up to date Payday loans: 0 in 12 months Discharged DMPs: 0 in 72 months Current DMPs: Not accepted Bankruptcies / IVAs: 0 in 72 months (i) An explanation is required for all adverse credit, especially in cases of a worsening credit profile. (ii) Unsecured credit with balances below £500 are excluded from plan assessments but will be reviewed for affordability. (iii) Utilities and comms suppliers' payment profiles are not taken into account for plan assessment purposes (excluding CCJs and defaults).	Minimum loan size: £25,000 Maximum loan size*: £450,000 (London) 75% £400,000 (outside of London) 75% *Loans over £450,000 considered by referral		Minimum age: 21 years Maximum age: Loan term to finish by 85th birthday Maximum number of applicants: 2 Minimum income: £15,000 main income earner Over 10 years from retirement: Work off current income with proof of pension e.g. payslip showing pension deduction Within 10 years of retirement Work off lower of current income or pension income Bonus/ Overtime/ Commission Up to 100% can be used if regular and consistent Married / Co-habiting applicants Applications from married individuals applying in their sole name accepted. We can also consider adding non-owning spouses / partners to the mortgage application.	Product fee: £1,795 Fee assist products have no product fee Please see our legal and valuation tariff for details on legal and valuation fees.	Additional Criteria Self employed: Minimum 1 year trading history Employed: Minimum time in employment of 3 months First time buyer: Accepted Interest only: Not available Affordability: Rental payment to be factored in New build: Flats up 75% LTV, houses up to plan max LTV Legal Services: 1. Borrowers will require their own legal representation, the firm should have a minimum of 2 SRA partners and be SRA registered. 2. A separate legal fee will be payable for our legal work - please refer to our legal and valuation fee tariff for more information. Debt consolidation: Not permitted. Visa holders: Skilled Worker, Health & Care or UK Ancestry visas accepted provided they have >24 months UK residency.
Loan Term	Key Shared Ownership Criteria 1. Up to 100% of shares being purchased up to a maximum of 75% of OMV 2. Minimum/maximum share: 25%/75% 3. Solicitors to confirm that the lease meets our requirements including a Mortgage Protection Clause and the ability to staircase to 100% 4. Like for like remortgages accepted where applicants have owned their share of the property for at least 12 month 5. Capital raising not permitted other than for transfer of equity transactions or staircasing				
Location	1. England, Wales and Isle of Wight Only 2. Available for shared ownership schemes registered in England and Wales with the Homes Community Agency (Homes England) and the Welsh Assembly (Shared Ownership Wales)				

Repayment methods

Capital and interest

Affordability will be calculated according to the repayment method selected.

Credit Tiers

NEW	Premier	Platinum	Prime Plus	Prime	Near Prime	Right to Buy (Prime Plus)	Shared Ownership (Prime Plus)
Max LTV	95% (FTB only), 90% all other borrowers	90%	85%	80%	75%	Lower of 100% of discounted Purchase Price or 75% of OMV	Up to 100% of shares being purchased up to a max of 75% of OMV
Satisfied Defaults	0 > £500 in 36 months	0 > £500 in 24 months	0 > £500 in 12 months	Accepted	Accepted	0 > £500 in 12 months	0 > £500 in 12 months
Unsatisfied Defaults	0 > £500 in 36 months	0 > £500 in 24 months	0 > £500 in 12 months	0 > £500 in 6 months	1 > £500 in 12 months	0 > £500 in 12 months	0 > £500 in 12 months
Satisfied CCJs	0 > £500 in 36 months	0 > £500 in 24 months	0 > £500 in 12 months	Accepted	Accepted	0 > £500 in 12 months	0 > £500 in 12 months
Unsatisfied CCJs	0 > £500 in 36 months	0 > £500 in 24 months	0 > £500 in 12 months	0 > £500 in 6 months	1 > £500 in 12 months	0 > £500 in 12 months	0 > £500 in 12 months
Max CCJ Value	£5,000	Over £5,000 by referral	Over £7,500 by referral	Not applicable	Not applicable	Over £7,500 by referral	Over £7,500 by referral
Secured Arrears	0 in 36 months and up to date	0 in 24 months and up to date	0 in 12 months and up to date	1 in 12, none in 6 months	1 in 12, none in 3 months	0 in 12 months and up to date	0 in 12 months and up to date
Unsecured Arrears	1 in 12 months > £500 and up to date	2 in 12 months > £500 and up to date	Accepted when being cleared by the mortgage	Accepted when being cleared by the mortgage	Accepted	Accepted if up to date	Accepted if up to date
Payday Loans	0 in 36 months	0 in 24 months	0 in 12 months	0 in 6 months	0 in 3 months	0 in 12 months	0 in 12 months
Discharged DMPs	0 in 72 months	0 in 72 months	0 in 72 months	0 in 36 months	Accepted with satisfactory explanation	0 in 72 months	0 in 72 months
Current DMPs	Not accepted	Not accepted	Not accepted	Not accepted	Accepted if discharged from mortgage proceeds	Not accepted	Not accepted
Bankruptcies/IVAs	0 in 72 months	0 in 72 months	0 in 72 months	0 in 72 months	0 in 72 months	0 in 72 months	0 in 72 months

(i) An explanation is required for all adverse credit, especially in cases of a worsening credit profile. (ii) Unsecured credit with balances below £500 are excluded from plan assessments but will be reviewed for affordability. (iii) Utilities and comms suppliers' payment profiles are not taken into account for plan assessment purposes (excluding CCJs and defaults).