Product guide

Precise Mortgages
The specialist lender you can bank on

Residential Mortgages

Complete FS
Your Specialist Packager Distributor

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www.complete-fs.co.uk

What's new?

- **Help to Buy Scotland now available with rates from 3.99%**
- **Help to Buy remortgage products now available from 4.34% with £0 fee, refund of valuation and £300 cashback**

Key range highlights

- 2, 3 and 5 year Fixed rates from 3.09% now available for large loans up to £2,000,000
- Limited Edition 2 year Fixed rates for customers with less than perfect credit profiles from only 3.59%
- Affordability calculated according to the repayment method selected - this now includes Interest Only
- DMP product range now available up to 85% LTV
  - 2 year Fixed rates from 4.09%
  - 5 year Fixed rates from 4.19%
- Interest Only and Part and Part repayment methods available (please see our online criteria guide for full details)
- 5 year Fixed available with £0 arrangement fee, refund of valuation (maximum of £630) and £300 cashback
- A range of products to meet your customers' needs
  - Right to Buy available at 90% and 100% of the discounted purchase price - rates from 4.69%

New build properties accepted across all products.

Help to Buy and New Build Priority Processing Service

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Correct as of: 12.06.2019

INTERMEDIARIES ONLY

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Limited Edition Products

Precise Mortgages

Key criteria									
Acceptable adverse		**Loan amount**	**LTV limit**	**Term**		**Applicant**		**New build**
Defaults:	2 in 24 months (max £1,500 in 12 months, unlimited thereafter)	£1,000,000	70%	**Minimum:**	5 years	**Minimum age:**	21 years	**Maximum LTV:** 85% LTV accepted plus 5% builder incentive, minimum customer contribution 10% for both houses and flats.
CCJ:	1 in 24 months (max £1,000 in 12 months, or £2,500 in 24 months)	£750,000	80%	**Maximum:**	35 years	**Maximum age:**	70, or 75 upon referral where proof of retirement age is supplied	**Offer validity:** 6 months from the date of valuation, extensions can be considered for a further 3 months.
Missed mortgage/ secured loan arrears:	1 in 12 months, 3 in 36 months (worst status)	£500,000	85%			**Maximum number of applicants:**	2	Please refer to our residential mortgage criteria guide for more information.
Unsecured arrears:	Not counted but may affect customer's credit score					**Minimum income:**	£15,000 (primary applicant)	
Debt Management Plans: (DMPs)	Allowed if satisfied over 36 months ago							
Applicant must not have any defaults, CCJs or secured arrears recorded in the three months before application.								

Tier 3

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
75%	2 year Fixed	2 years	3.59%	£1,495		3% in year 1 2% in year 2	LIBOR + 4.97%	RXB47
80%			3.99%					RXB48
85%			4.29%					RXB49

Tier 4

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
75%	2 year Fixed	2 years	3.89%	£1,495		3% in year 1 2% in year 2	LIBOR + 4.97%	RXB50
80%			4.29%					RXB51
85%			4.59%					RXB52

Don't forget: Interest Only and Part and Part repayment methods are available, with affordability calculated according to the repayment method selected.

Don't forget, if you're searching for our products on a sourcing system, include LIBOR trackers to ensure you can see our full competitive range.

LIBOR 0.80% set on 12.06.2019

Prime Tier 1 - 75% and 80% LTV

Precise Mortgages

Key criteria									
Acceptable adverse		**Loan amount**	**LTV limit**	**Term**		**Applicant**		**New build**
Defaults:	0 in 24 months	£1,000,000	70%	**Minimum:**	5 years	**Minimum age:**	21 years	**Maximum LTV:** 85% LTV accepted plus 5% builder incentive, minimum customer contribution 10% for both houses and flats.
CCJ:	0 in 24 months	£750,000	80%	**Maximum:**	35 years	**Maximum age:**	70, or 75 upon referral where proof of retirement age is supplied	**Offer validity:** 6 months from the date of valuation, extensions can be considered for a further 3 months.
Missed mortgage/ secured loan arrears:	0 in 12 months, 1 in 36 months (worst status)					**Maximum number of applicants:**	2	Please refer to our residential mortgage criteria guide for more information.
Unsecured arrears:	Not counted but may affect customer's credit score					**Minimum income:**	£15,000 (primary applicant)	
Debt Management Plans: (DMPs)	Allowed if satisfied over 36 months ago							

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
75%	LIBOR Tracker	2 years	3.32%	£995		3% in year 1 2% in year 2	LIBOR + 4.62%	CAR97
	2 year Fixed		3.15%					CAR98
			3.65%	£0	Refund of valuation (maximum of £630)			CAS13
	3 year Fixed	3 years	3.25%	£995		3% in year 1 2% in years 2 and 3		CAR99
	5 year Fixed	5 years	3.55%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		CAS01
			4.05%	£0	Refund of valuation (maximum of £630) + £300 cashback.			CAS02
80%	LIBOR Tracker	2 years	3.42%	£995		3% in year 1 2% in year 2		CAS03
	2 year Fixed		3.45%					CAS04
			3.95%	£0	Refund of valuation (maximum of £630)			CAS14
	3 year Fixed	3 years	3.55%	£995		3% in year 1 2% in years 2 and 3		CAS05
	5 year Fixed	5 years	3.85%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		CAS06
			4.35%	£0	Refund of valuation (maximum of £630) + £300 cashback.			CAS07

Repayment methods

- Capital and Interest.
- Interest Only - maximum LTV 65%
- Part and Part - maximum LTV 75%, any Interest Only element must not exceed 50% LTV.

Affordability will be calculated according to the repayment method selected.

Don't forget, if you're searching for our products on a sourcing system, include LIBOR trackers to ensure you can see our full competitive range.

LIBOR 0.80% set on 12.06.2019

Prime Tier 1 - 85% LTV

Precise Mortgages

Key criteria									
Acceptable adverse		**Loan amount**	**LTV limit**	**Term**		**Applicant**		**New build**
Defaults:	0 in 24 months	£1,000,000	70%	**Minimum:**	5 years	**Minimum age:**	21 years	**Maximum LTV:** 85% LTV accepted plus 5% builder incentive, minimum customer contribution 10% for both houses and flats.
CCJ:	0 in 24 months	£750,000	80%	**Maximum:**	35 years	**Maximum age:**	70, or 75 upon referral where proof of retirement age is supplied	**Offer validity:** 6 months from the date of valuation, extensions can be considered for a further 3 months.
Missed mortgage/ secured loan arrears:	0 in 12 months, 1 in 36 months (worst status)					**Maximum number of applicants:**	2	Please refer to our residential mortgage criteria guide for more information.
Unsecured arrears:	Not counted but may affect customer's credit score					**Minimum income:**	£15,000 (primary applicant)	
Debt Management Plans: (DMPs)	Allowed if satisfied over 36 months ago							

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
85%	LIBOR Tracker	2 years	3.96%	£995		3% in year 1 2% in year 2	LIBOR + 4.62%	CAS08
	2 year Fixed		3.89%					CAS09
			4.39%	£0	Refund of valuation (maximum of £630)			CAS15
	3 year Fixed	3 years	3.99%	£995		3% in year 1 2% in years 2 and 3		CAS10
	5 year Fixed	5 years	3.99%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		CAS11
			4.49%	£0	Refund of valuation (maximum of £630) + £300 cashback.			CAS12

Repayment methods

- Capital and Interest.
- Interest Only - maximum LTV 65%
- Part and Part - maximum LTV 75%, any Interest Only element must not exceed 50% LTV.

Affordability will be calculated according to the repayment method selected.

Prime Tier 2 - 75% and 80% LTV

Precise Mortgages

Key criteria								
Acceptable adverse		**Loan amount**	**LTV limit**	**Term**		**Applicant**		**New build**
Defaults:	0 in 24 months	£1,000,000	70%	**Minimum:**	5 years	**Minimum age:**	21 years	**Maximum LTV:** 85% LTV accepted plus 5% builder incentive, minimum customer contribution 10% for both houses and flats.
CCJ:	0 in 24 months	£750,000	80%	**Maximum:**	35 years	**Maximum age:**	70, or 75 upon referral where proof of retirement age is supplied	**Offer validity:** 6 months from the date of valuation, extensions can be considered for a further 3 months.
Missed mortgage/ secured loan arrears:	0 in 12 months, 1 in 36 months (worst status)					**Maximum number of applicants:**	2	Please refer to our residential mortgage criteria guide for more information.
Unsecured arrears:	Not counted but may affect customer's credit score					**Minimum income:**	£15,000 (primary applicant)	
Debt Management Plans: (DMPs)	Allowed if satisfied over 36 months ago							

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
75%	LIBOR Tracker	2 years	3.76%	£995		3% in year 1 2% in year 2	LIBOR + 4.62%	CAR36
	2 year Fixed		3.59%					CAP40
			4.09%	£0	Refund of valuation (maximum of £630)			CAS16
	3 year Fixed	3 years	3.69%	£995		3% in year 1 2% in years 2 and 3		CAP41
	5 year Fixed	5 years	3.99%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		CAP42
			4.49%	£0	Refund of valuation (maximum of £630) + £300 cashback.			CAP43
80%	LIBOR Tracker	2 years	3.96%	£995		3% in year 1 2% in year 2		CAR37
	2 year Fixed		3.99%					CAP46
			4.49%	£0	Refund of valuation (maximum of £630)			CAS17
	3 year Fixed	3 years	4.09%	£995		3% in year 1 2% in years 2 and 3		CAP47
	5 year Fixed	5 years	4.39%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		CAR38
			4.89%	£0	Refund of valuation (maximum of £630) + £300 cashback.			CAR39

Repayment methods

- Capital and Interest.
- Interest Only - maximum LTV 65%
- Part and Part - maximum LTV 75%, any Interest Only element must not exceed 50% LTV.

Affordability will be calculated according to the repayment method selected.

Don't forget, if you're searching for our products on a sourcing system, include LIBOR trackers to ensure you can see our full competitive range.

LIBOR 0.80% set on 12.06.2019

Prime Tier 2 - 85% LTV

Precise Mortgages

Key criteria									
Acceptable adverse		**Loan amount**	**LTV limit**	**Term**		**Applicant**		**New build**
Defaults:	0 in 24 months	£1,000,000	70%	**Minimum:**	5 years	**Minimum age:**	21 years	**Maximum LTV:** 85% LTV accepted plus 5% builder incentive, minimum customer contribution 10% for both houses and flats.
CCJ:	0 in 24 months	£750,000	80%	**Maximum:**	35 years	**Maximum age:**	70, or 75 upon referral where proof of retirement age is supplied	**Offer validity:** 6 months from the date of valuation, extensions can be considered for a further 3 months.
Missed mortgage/ secured loan arrears:	0 in 12 months, 1 in 36 months (worst status)	£500,000	85%			**Maximum number of applicants:**	2	Please refer to our residential mortgage criteria guide for more information.
Unsecured arrears:	Not counted but may affect customer's credit score					**Minimum income:**	£15,000 (primary applicant)	
Debt Management Plans: (DMPs)	Allowed if satisfied over 36 months ago							

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
85%	LIBOR Tracker	2 years	4.36%	£995		3% in year 1 2% in year 2	LIBOR + 4.62%	CAR40
	2 year Fixed		4.29%			3% in year 1 2% in year 2		CAP52
			4.79%	£0	Refund of valuation (maximum of £630)	3% in year 1 2% in year 2		CAS18
	3 year Fixed	3 years	4.39%	£995		3% in year 1 2% in years 2 and 3		CAP53
	5 year Fixed	5 years	4.69%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		CAP54
			5.19%	£0	Refund of valuation (maximum of £630) + £300 cashback.			CAP55

Repayment methods

- Capital and Interest.
- Interest Only - maximum LTV 65%
- Part and Part - maximum LTV 75%, any Interest Only element must not exceed 50% LTV.

Affordability will be calculated according to the repayment method selected.

Almost Prime Tier 3 - 70% and 75% LTV

Precise Mortgages

Key criteria								
Acceptable adverse		**Loan amount**	**LTV limit**	**Term**		**Applicant**		**New build**
Defaults:	2 in 24 months (max £1,500 in 12 months, unlimited thereafter)	£1,000,000	70%	**Minimum:**	5 years	**Minimum age:**	21 years	**Maximum LTV:** 85% LTV accepted plus 5% builder incentive, minimum customer contribution 10% for both houses and flats.
CCJ:	1 in 24 months (max £1,000 in 12 months, or £2,500 in 24 months)	£750,000	75%	**Maximum:**	35 years	**Maximum age:**	70, or 75 upon referral where proof of retirement age is supplied	**Offer validity:** 6 months from the date of valuation, extensions can be considered for a further 3 months.
Missed mortgage/ secured loan arrears:	1 in 12 months, 3 in 36 months (worst status)					**Maximum number of applicants:**	2	Please refer to our residential mortgage criteria guide for more information.
Unsecured arrears:	Not counted but may affect customer's credit score					**Minimum income:**	£15,000 (primary applicant)	
Debt Management Plans: (DMPs)	Allowed if satisfied over 36 months ago							
Applicant must not have any defaults, CCJs or secured arrears recorded in the three months before application.								

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
70%	LIBOR Tracker	2 years	3.76%	£1,495		3% in year 1 2% in year 2	LIBOR + 4.97%	CAR41
	2 year Fixed		3.59%					CAR42
			4.09%	£0	Refund of valuation (maximum of £630)			CAS19
	3 year Fixed	3 years	3.69%	£1,495		3% in year 1 2% in years 2 and 3		CAR43
	5 year Fixed	5 years	3.99%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		CAR44
			4.49%	£0	Refund of valuation (maximum of £630) + £300 cashback.			CAR45
75%	LIBOR Tracker	2 years	4.06%	£1,495		3% in year 1 2% in year 2		CAR46
	2 year Fixed		3.89%					CAR47
			4.39%	£0	Refund of valuation (maximum of £630)			CAS20
	3 year Fixed	3 years	3.99%	£1,495		3% in year 1 2% in years 2 and 3		CAR48
	5 year Fixed	5 years	4.39%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		CAR49
			4.89%	£0	Refund of valuation (maximum of £630) + £300 cashback.			CAR50

Repayment methods

- Capital and Interest.
- Interest Only - maximum LTV 65%
- Part and Part - maximum LTV 75%, any Interest Only element must not exceed 50% LTV.

Affordability will be calculated according to the repayment method selected.

Don't forget, if you're searching for our products on a sourcing system, include LIBOR trackers to ensure you can see our full competitive range.

LIBOR 0.80% set on 12.06.2019

Almost Prime Tier 3 - 80% and 85% LTV

Precise Mortgages

Key criteria								
Acceptable adverse		**Loan amount**	**LTV limit**	**Term**		**Applicant**		**New build**
Defaults:	2 in 24 months (max £1,500 in 12 months, unlimited thereafter)	£1,000,000	70%	**Minimum:**	5 years	**Minimum age:**	21 years	**Maximum LTV:** 85% LTV accepted plus 5% builder incentive, minimum customer contribution 10% for both houses and flats.
CCJ:	1 in 24 months (max £1,000 in 12 months, or £2,500 in 24 months)	£750,000	80%	**Maximum:**	35 years	**Maximum age:**	70, or 75 upon referral where proof of retirement age is supplied	**Offer validity:** 6 months from the date of valuation, extensions can be considered for a further 3 months.
Missed mortgage/ secured loan arrears:	1 in 12 months, 3 in 36 months (worst status)	£500,000	85%			**Maximum number of applicants:**	2	Please refer to our residential mortgage criteria guide for more information.
Unsecured arrears:	Not counted but may affect customer's credit score					**Minimum income:**	£15,000 (primary applicant)	
Debt Management Plans: (DMPs)	Allowed if satisfied over 36 months ago							
Applicant must not have any defaults, CCJs or secured arrears recorded in the three months before application.								

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
80%	LIBOR Tracker	2 years	4.26%	£1,495		3% in year 1 2% in year 2	LIBOR + 4.97%	CAR51
	2 year Fixed		4.09%					CAR52
			4.59%	£0	Refund of valuation (maximum of £630)			CAS21
	3 year Fixed	3 years	4.19%	£1,495		3% in year 1 2% in years 2 and 3		CAR53
	5 year Fixed	5 years	4.59%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		CAR54
			5.09%	£0	Refund of valuation (maximum of £630) + £300 cashback.			CAR55
85%	LIBOR Tracker	2 years	4.56%	£1,495		3% in year 1 2% in year 2		CAR56
	2 year Fixed		4.39%					CAR57
			4.89%	£0	Refund of valuation (maximum of £630)			CAS22
	3 year Fixed	3 years	4.49%	£1,495		3% in year 1 2% in years 2 and 3		CAR58
	5 year Fixed	5 years	4.89%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		CAR59
			5.39%	£0	Refund of valuation (maximum of £630) + £300 cashback.			CAR60

Repayment methods

- Capital and Interest.
- Interest Only - maximum LTV 65%
- Part and Part - maximum LTV 75%, any Interest Only element must not exceed 50% LTV.

Affordability will be calculated according to the repayment method selected.

Don't forget, if you're searching for our products on a sourcing system, include LIBOR trackers to ensure you can see our full competitive range.

LIBOR 0.80% set on 12.06.2019

Almost Prime Tier 4 - 70% and 75% LTV

Precise Mortgages

Key criteria								
Acceptable adverse		**Loan amount**	**LTV limit**	**Term**		**Applicant**		**New build**
Defaults:	2 in 24 months (max £1,500 in 12 months, unlimited thereafter)	£1,000,000	70%	**Minimum:**	5 years	**Minimum age:**	21 years	**Maximum LTV:** 85% LTV accepted plus 5% builder incentive, minimum customer contribution 10% for both houses and flats.
CCJ:	1 in 24 months (max £1,000 in 12 months, or £2,500 in 24 months)	£750,000	75%	**Maximum:**	35 years	**Maximum age:**	70, or 75 upon referral where proof of retirement age is supplied	**Offer validity:** 6 months from the date of valuation, extensions can be considered for a further 3 months.
Missed mortgage/ secured loan arrears:	1 in 12 months, 3 in 36 months (worst status)					**Maximum number of applicants:**	2	Please refer to our residential mortgage criteria guide for more information.
Unsecured arrears:	Not counted but may affect customer's credit score					**Minimum income:**	£15,000 (primary applicant)	
Debt Management Plans: (DMPs)	Allowed if satisfied over 36 months ago							
Applicant must not have any defaults, CCJs or secured arrears recorded in the three months before application.								

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
70%	LIBOR Tracker	2 years	4.26%	£1,495		3% in year 1 2% in year 2	LIBOR + 4.97%	CAR61
	2 year Fixed		4.09%					CAR62
			4.59%	£0	Refund of valuation (maximum of £630)			CAS23
	3 year Fixed	3 years	4.19%	£1,495		3% in year 1 2% in years 2 and 3		CAR63
	5 year Fixed	5 years	4.59%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		CAR64
			5.09%	£0	Refund of valuation (maximum of £630) + £300 cashback.			CAR65
75%	LIBOR Tracker	2 years	4.66%	£1,495		3% in year 1 2% in year 2		CAR66
	2 year Fixed		4.49%					CAR67
			4.99%	£0	Refund of valuation (maximum of £630)			CAS24
	3 year Fixed	3 years	4.59%	£1,495		3% in year 1 2% in years 2 and 3		CAR68
	5 year Fixed	5 years	4.99%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		CAR69
			5.49%	£0	Refund of valuation (maximum of £630) + £300 cashback.			CAR70

Repayment methods

- Capital and Interest.
- Interest Only - maximum LTV 65%
- Part and Part - maximum LTV 75%, any Interest Only element must not exceed 50% LTV.

Affordability will be calculated according to the repayment method selected.

Don't forget, if you're searching for our products on a sourcing system, include LIBOR trackers to ensure you can see our full competitive range.

LIBOR 0.80% set on 12.06.2019

Almost Prime Tier 4 - 80% and 85% LTV

Precise Mortgages

Key criteria

Acceptable adverse		Loan amount	LTV limit	Term		Applicant		New build
Defaults:	2 in 24 months (max £1,500 in 12 months, unlimited thereafter)	£1,000,000	70%	**Minimum:**	5 years	**Minimum age:**	21 years	**Maximum LTV:** 85% LTV accepted plus 5% builder incentive, minimum customer contribution 10% for both houses and flats.
CCJ:	1 in 24 months (max £1,000 in 12 months, or £2,500 in 24 months)	£750,000	80%	**Maximum:**	35 years	**Maximum age:**	70, or 75 upon referral where proof of retirement age is supplied	**Offer validity:** 6 months from the date of valuation, extensions can be considered for a further 3 months.
Missed mortgage/ secured loan arrears:	1 in 12 months, 3 in 36 months (worst status)	£500,000	85%			**Maximum number of applicants:**	2	Please refer to our residential mortgage criteria guide for more information.
Unsecured arrears:	Not counted but may affect customer's credit score					**Minimum income:**	£15,000 (primary applicant)	
Debt Management Plans: (DMPs)	Allowed if satisfied over 36 months ago							
Applicant must not have any defaults, CCJs or secured arrears recorded in the three months before application.								

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
80%	LIBOR Tracker	2 years	4.76%	£1,495		3% in year 1 2% in year 2	LIBOR + 4.97%	CAR71
	2 year Fixed		4.79%					CAR72
			5.29%	£0	Refund of valuation (maximum of £630)			CAS25
	3 year Fixed	3 years	4.89%	£1,495		3% in year 1 2% in years 2 and 3		CAR73
	5 year Fixed	5 years	5.39%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		CAR74
			5.89%	£0	Refund of valuation (maximum of £630) + £300 cashback.			CAR75
85%	LIBOR Tracker	2 years	5.26%	£1,495		3% in year 1 2% in year 2		CAR76
	2 year Fixed		5.19%					CAR77
			5.69%	£0	Refund of valuation (maximum of £630)			CAS26
	3 year Fixed	3 years	5.29%	£1,495		3% in year 1 2% in years 2 and 3		CAR78
	5 year Fixed	5 years	5.49%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		CAR79
			5.99%	£0	Refund of valuation (maximum of £630) + £300 cashback.			CAR80

Repayment methods

- Capital and Interest.
- Interest Only - maximum LTV 65%
- Part and Part - maximum LTV 75%, any Interest Only element must not exceed 50% LTV.

Affordability will be calculated according to the repayment method selected.

Don't forget, if you're searching for our products on a sourcing system, include LIBOR trackers to ensure you can see our full competitive range.

LIBOR 0.80% set on 12.06.2019

Near Prime Tier 5 - 70% and 75% LTV

Precise Mortgages

Key criteria								
Acceptable adverse		**Loan amount**	**LTV limit**	**Term**		**Applicant**		**New build**
Defaults:	5 in 24 months	£1,000,000	70%	**Minimum:**	5 years	**Minimum age:**	21 years	**Maximum LTV:** 80% LTV accepted plus 5% builder incentive, minimum customer contribution 15% for both houses and flats.
CCJ:	3 in 24 months	£750,000	75%	**Maximum:**	35 years	**Maximum age:**	70, or 75 upon referral where proof of retirement age is supplied	**Offer validity:** 6 months from the date of valuation, extensions can be considered for a further 3 months.
Missed mortgage/ secured loan arrears:	1 in 12 months, 3 in 36 months (worst status)					**Maximum number of applicants:**	2	Please refer to our residential mortgage criteria guide for more information.
Unsecured arrears:	Not counted but may affect customer's credit score					**Minimum income:**	£15,000 (primary applicant)	
Debt Management Plans: (DMPs)	Allowed if satisfied over 36 months ago							
Applicant must not have any defaults, CCJs or secured arrears recorded in the three months before application.								

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
70%	LIBOR Tracker	2 years	5.06%	£1,495		3% in year 1 2% in year 2	LIBOR + 4.97%	CAR81
	2 year Fixed		4.89%					CAR82
			5.39%	£0	Refund of valuation (maximum of £630)			CAS27
	3 year Fixed	3 years	4.99%	£1,495		3% in year 1 2% in years 2 and 3		CAR83
	5 year Fixed	5 years	5.29%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		CAR84
			5.79%	£0	Refund of valuation (maximum of £630) + £300 cashback.			CAR85
75%	LIBOR Tracker	2 years	5.36%	£1,495		3% in year 1 2% in year 2		CAR86
	2 year Fixed		5.19%					CAR87
			5.69%	£0	Refund of valuation (maximum of £630)			CAS28
	3 year Fixed	3 years	5.29%	£1,495		3% in year 1 2% in years 2 and 3		CAR89
	5 year Fixed	5 years	5.59%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		CAR90
			6.09%	£0	Refund of valuation (maximum of £630) + £300 cashback.			CAR91

Repayment methods

- Capital and Interest.
- Interest Only - maximum LTV 65%
- Part and Part - maximum LTV 75%, any Interest Only element must not exceed 50% LTV.

Affordability will be calculated according to the repayment method selected.

Don't forget, if you're searching for our products on a sourcing system, include LIBOR trackers to ensure you can see our full competitive range.

LIBOR 0.80% set on 12.06.2019

Near Prime Tier 5 - 80% LTV

Precise Mortgages

Key criteria									
Acceptable adverse		**Loan amount**	**LTV limit**	**Term**		**Applicant**		**New build**
Defaults:	5 in 24 months	£1,000,000	70%	**Minimum:**	5 years	**Minimum age:**	21 years	**Maximum LTV:** 80% LTV accepted plus 5% builder incentive, minimum customer contribution 15% for both houses and flats.
CCJ:	3 in 24 months	£750,000	75%	**Maximum:**	35 years	**Maximum age:**	70, or 75 upon referral where proof of retirement age is supplied	**Offer validity:** 6 months from the date of valuation, extensions can be considered for a further 3 months.
Missed mortgage/ secured loan arrears:	1 in 12 months, 3 in 36 months (worst status)					**Maximum number of applicants:**	2	Please refer to our residential mortgage criteria guide for more information.
Unsecured arrears:	Not counted but may affect customer's credit score					**Minimum income:**	£15,000 (primary applicant)	
Debt Management Plans: (DMPs)	Allowed if satisfied over 36 months ago							
Applicant must not have any defaults, CCJs or secured arrears recorded in the three months before application.								

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
80%	LIBOR Tracker	2 years	5.56%	£1,495		3% in year 1 2% in year 2	LIBOR + 4.97%	CAR92
	2 year Fixed		5.59%					CAR93
			6.09%	£0	Refund of valuation (maximum of £630)			CAS29
	3 year Fixed	3 years	5.69%	£1,495		3% in year 1 2% in years 2 and 3		CAR94
	5 year Fixed	5 years	5.89%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		CAR95
			6.39%	£0	Refund of valuation (maximum of £630) + £300 cashback.			CAR96

Repayment methods

- Capital and Interest.
- Interest Only - maximum LTV 65%
- Part and Part - maximum LTV 75%, any Interest Only element must not exceed 50% LTV.

Affordability will be calculated according to the repayment method selected.

Large Loan Products (Loans over £1m)

Precise Mortgages

Key criteria								
Acceptable adverse		**Loan amount**	**LTV limit**	**Term**		**Applicant**		**New build**
Defaults:	0 in 24 months	£2,000,000	60%	**Minimum:**	5 years	**Minimum age:**	21 years	**Maximum LTV:** 60% LTV accepted plus 5% builder incentive, minimum customer contribution 35% for both houses and flats.
CCJ:	0 in 24 months			**Maximum:**	35 years	**Maximum age:**	70, or 75 upon referral where proof of retirement age is supplied	**Offer validity:** 6 months from the date of valuation, extensions can be considered for a further 3 months.
Missed mortgage/ secured loan arrears:	0 in 12 months, 1 in 36 months (worst status)					**Maximum number of applicants:**	2	Please refer to our residential mortgage criteria guide for more information.
Unsecured arrears:	Not counted but may affect customer's credit score					**Minimum income:**	£15,000 (primary applicant)	
Debt Management Plans: (DMPs)	Allowed if satisfied over 36 months ago							

Tier 1

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
60%	2 year Fixed	2 year	3.09%	0.50%	**Minimum loan £1,000,001** **Maximum loan £2,000,000**	3% in year 1 2% in year 2	LIBOR + 4.84%	RLL01
	3 year Fixed	3 year	3.29%			3% in year 1 2% in year 2 and 3		RLL02
	5 year Fixed	5 year	3.79%			3% in year 1 and 2 2% in year 3 and 4 1% in year 5	LIBOR + 5.08%	RLL03

Tier 2

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
60%	2 year Fixed	2 year	3.29%	0.50%	**Minimum loan £1,000,001** **Maximum loan £2,000,000**	3% in year 1 2% in year 2	LIBOR + 4.84%	RLL04
	3 year Fixed	3 year	3.49%			3% in year 1 2% in year 2 and 3		RLL05
	5 year Fixed	5 year	4.19%			3% in year 1 and 2 2% in year 3 and 4 1% in year 5	LIBOR + 5.08%	RLL06

Don't forget: Interest Only and Part and Part repayment methods are available, with affordability calculated according to the repayment method selected.

Don't forget, if you're searching for our products on a sourcing system, include LIBOR trackers to ensure you can see our full competitive range.

LIBOR 0.80% set on 12.06.2019

Large Loan Products (Loans over £1m)

Precise Mortgages

Key criteria									
Acceptable adverse		**Loan amount**	**LTV limit**	**Term**		**Applicant**		**New build**
Defaults:	2 in 24 months (max £1,500 in 12 months, unlimited thereafter)	£2,000,000	60%	**Minimum:**	5 years	**Minimum age:**	21 years	**Maximum LTV:** 60% LTV accepted plus 5% builder incentive, minimum customer contribution 35% for both houses and flats.
CCJ:	1 in 24 months (max £1,000 in 12 months, or £2,500 in 24 months)			**Maximum:**	35 years	**Maximum age:**	70, or 75 upon referral where proof of retirement age is supplied	**Offer validity:** 6 months from the date of valuation, extensions can be considered for a further 3 months.
Missed mortgage/ secured loan arrears:	1 in 12 months, 3 in 36 months (worst status)					**Maximum number of applicants:**	2	Please refer to our residential mortgage criteria guide for more information.
Unsecured arrears:	Not counted but may affect customer's credit score					**Minimum income:**	£15,000 (primary applicant)	
Debt Management Plans: (DMPs)	Allowed if satisfied over 36 months ago							
Applicant must not have any defaults, CCJs or secured arrears recorded in the three months before application.								

Tier 3

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
60%	2 year Fixed	2 year	3.69%	0.50%	**Minimum loan £1,000,001** **Maximum loan £2,000,000**	3% in year 1 2% in year 2	LIBOR + 4.84%	RLL07
	3 year Fixed	3 year	3.89%			3% in year 1 2% in year 2 and 3		RLL08
	5 year Fixed	5 year	4.49%			3% in year 1 and 2 2% in year 3 and 4 1% in year 5	LIBOR + 5.08%	RLL09

Tier 4

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
60%	2 year Fixed	2 year	3.89%	0.50%	**Minimum loan £1,000,001** **Maximum loan £2,000,000**	3% in year 1 2% in year 2	LIBOR + 4.84%	RLL10
	3 year Fixed	3 year	4.09%			3% in year 1 2% in year 2 and 3		RLL11
	5 year Fixed	5 year	4.69%			3% in year 1 and 2 2% in year 3 and 4 1% in year 5	LIBOR + 5.08%	RLL12

Don't forget: Interest Only and Part and Part repayment methods are available, with affordability calculated according to the repayment method selected.

Don't forget, if you're searching for our products on a sourcing system, include LIBOR trackers to ensure you can see our full competitive range.

LIBOR 0.80% set on 12.06.2019

Debt Management Plan (DMP) Range

Precise Mortgages

Key criteria								
Acceptable adverse		**Loan amount**	**LTV limit**	**Term**		**Applicant**		**Important information**
Defaults:	0 in 24 months	£1,000,000	70%	**Minimum:**	5 years	**Minimum age:**	21 years	▸ DMPs satisfied over 36 months ago are accepted on our standard lending policy.
CCJ:	0 in 24 months	£750,000	80%	**Maximum:**	35 years	**Maximum age:**	70, or 75 upon referral where proof of retirement age is supplied	▸ DMPs must have been active for a minimum of 12 months (there is no minimum period of activity for satisfied DMPS).
Missed mortgage/ secured loan/rent arrears:	0 in 12 months, 1 in 36 months (worst status)	£500,000	85%			**Maximum number of applicants:**	2	▸ Debt Arrangement Schemes (DAS) are acceptable and will be treated in the same way as a DMP (Scotland only).
Unsecured arrears:	Not counted but may affect customer's credit score					**Minimum income:**	£15,000 (primary applicant)	Please see our residential criteria guide for full details.

Tier 1

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
75%	2 year Fixed	2 years	3.35%	£995		3% in year 1 2% in year 2	LIBOR + 4.62%	DMP77
	5 year Fixed	5 years	3.75%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		DMP78
85%	2 year Fixed	2 years	4.09%	£995		3% in year 1 2% in year 2	LIBOR + 4.62%	DMP67
	5 year Fixed	5 years	4.19%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		DMP68

DMP submission requirements

For active DMP cases we will require the following:

- Reference from the DMP provider confirming:
  - Date of agreement
  - Amount outstanding
  - Details of all creditors including lender, account number, payment, balance
  - Confirmation that the last 12 months' payments have been paid on time when due.
  - If a full reference is not available, conduct can be validated by 12 months' bank statements and confirmation from the DMP provider of the date of the agreement, amount outstanding and a list of debt included.

Debt Management Plan (DMP) Range

Precise Mortgages

Key criteria							
Acceptable adverse		**Loan amount**	**LTV limit**	**Term**	**Applicant**		**Important information**
Defaults:	0 in 24 months	£1,000,000	70%	**Minimum:** 5 years	**Minimum age:**	21 years	▸ DMPs satisfied over 36 months ago are accepted on our standard lending policy.
CCJ:	0 in 24 months	£750,000	80%	**Maximum:** 35 years	**Maximum age:**	70, or 75 upon referral where proof of retirement age is supplied	▸ DMPs must have been active for a minimum of 12 months (there is no minimum period of activity for satisfied DMPS).
Missed mortgage/ secured loan/rent arrears:	0 in 12 months, 1 in 36 months (worst status)	£500,000	85%		**Maximum number of applicants:**	2	▸ Debt Arrangement Schemes (DAS) are acceptable and will be treated in the same way as a DMP (Scotland only).
Unsecured arrears:	Not counted but may affect customer's credit score				**Minimum income:**	£15,000 (primary applicant)	Please see our residential criteria guide for full details.

Tier 2

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
75%	2 year Fixed	2 years	3.79%	£995		3% in year 1 2% in year 2	LIBOR + 4.62%	DMP59
	5 year Fixed	5 years	4.19%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		DMP60
85%	2 year Fixed	2 years	4.49%	£995		3% in year 1 2% in year 2	LIBOR + 4.62%	DMP69
	5 year Fixed	5 years	4.89%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		DMP70

DMP submission requirements

For active DMP cases we will require the following:

- Reference from the DMP provider confirming:
  - Date of agreement
  - Amount outstanding
  - Details of all creditors including lender, account number, payment, balance
  - Confirmation that the last 12 months' payments have been paid on time when due.
  - If a full reference is not available, conduct can be validated by 12 months' bank statements and confirmation from the DMP provider of the date of the agreement, amount outstanding and a list of debt included.

Debt Management Plan (DMP) Range

Precise Mortgages

Key criteria								
Acceptable adverse		**Loan amount**	**LTV limit**	**Term**		**Applicant**		**Important information**
Defaults:	2 in 24 months (max £1,500 in 12 months, unlimited thereafter)	£1,000,000	70%	**Minimum:**	5 years	**Minimum age:**	21 years	▸ DMPs satisfied over 36 months ago are accepted on our standard lending policy.
CCJ:	1 in 24 months (max £1,000 in 12 months, or £2,500 in 24 months)	£750,000	80%	**Maximum:**	35 years	**Maximum age:**	70, or 75 upon referral where proof of retirement age is supplied	▸ DMPs must have been active for a minimum of 12 months (there is no minimum period of activity for satisfied DMPS).
Missed mortgage/ secured loan/rent arrears:	1 in 12 months, 3 in 36 months (worst status)	£500,000	85%			**Maximum number of applicants:**	2	▸ Debt Arrangement Schemes (DAS) are acceptable and will be treated in the same way as a DMP (Scotland only).
Unsecured arrears:	Not counted but may affect customer's credit score					**Minimum income:**	£15,000 (primary applicant)	Please see our residential criteria guide for full details.
Applicant must not have any defaults, CCJs or secured arrears recorded in the three months before application.								

Tier 3

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
75%	2 year Fixed	2 years	4.09%	£1,495		3% in year 1 2% in year 2	LIBOR + 4.97%	DMP61
	5 year Fixed	5 years	4.59%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		DMP62
85%	2 year Fixed	2 years	4.59%	£1,495		3% in year 1 2% in year 2	LIBOR + 4.97%	DMP71
	5 year Fixed	5 years	5.09%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		DMP72

DMP submission requirements

For active DMP cases we will require the following:

- Reference from the DMP provider confirming:
  - Date of agreement
  - Amount outstanding
  - Details of all creditors including lender, account number, payment, balance
  - Confirmation that the last 12 months' payments have been paid on time when due.
  - If a full reference is not available, conduct can be validated by 12 months' bank statements and confirmation from the DMP provider of the date of the agreement, amount outstanding and a list of debt included.

Debt Management Plan (DMP) Range

Precise Mortgages

Key criteria								
Acceptable adverse		**Loan amount**	**LTV limit**	**Term**		**Applicant**		**Important information**
Defaults:	2 in 24 months (max £1,500 in 12 months, unlimited thereafter)	£1,000,000	70%	**Minimum:**	5 years	**Minimum age:**	21 years	▸ DMPs satisfied over 36 months ago are accepted on our standard lending policy.
CCJ:	1 in 24 months (max £1,000 in 12 months, or £2,500 in 24 months)	£750,000	80%	**Maximum:**	35 years	**Maximum age:**	70, or 75 upon referral where proof of retirement age is supplied	▸ DMPs must have been active for a minimum of 12 months (there is no minimum period of activity for satisfied DMPS).
Missed mortgage/ secured loan/rent arrears:	1 in 12 months, 3 in 36 months (worst status)	£500,000	85%			**Maximum number of applicants:**	2	▸ Debt Arrangement Schemes (DAS) are acceptable and will be treated in the same way as a DMP (Scotland only).
Unsecured arrears:	Not counted but may affect customer's credit score					**Minimum income:**	£15,000 (primary applicant)	Please see our residential criteria guide for full details.
Applicant must not have any defaults, CCJs or secured arrears recorded in the three months before application.								

Tier 4

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
75%	2 year Fixed	2 years	4.69%	£1,495		3% in year 1 2% in year 2	LIBOR + 4.97%	DMP63
	5 year Fixed	5 years	5.19%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		DMP64
85%	2 year Fixed	2 years	5.39%	£1,495		3% in year 1 2% in year 2	LIBOR + 4.97%	DMP73
	5 year Fixed	5 years	5.69%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		DMP74

DMP submission requirements

For active DMP cases we will require the following:

- Reference from the DMP provider confirming:
  - Date of agreement
  - Amount outstanding
  - Details of all creditors including lender, account number, payment, balance
  - Confirmation that the last 12 months' payments have been paid on time when due.
  - If a full reference is not available, conduct can be validated by 12 months' bank statements and confirmation from the DMP provider of the date of the agreement, amount outstanding and a list of debt included.

Debt Management Plan (DMP) Range

Precise Mortgages

Key criteria								
Acceptable adverse		**Loan amount**	**LTV limit**	**Term**		**Applicant**		**Important information**
Defaults:	5 in 24 months	£1,000,000	70%	**Minimum:**	5 years	**Minimum age:**	21 years	▸ DMPs satisfied over 36 months ago are accepted on our standard lending policy.
CCJ:	3 in 24 months	£750,000	80%	**Maximum:**	35 years	**Maximum age:**	70, or 75 upon referral where proof of retirement age is supplied	▸ DMPs must have been active for a minimum of 12 months (there is no minimum period of activity for satisfied DMPS).
Missed mortgage/ secured loan/rent arrears:	1 in 12 months, 3 in 36 months (worst status)					**Maximum number of applicants:**	2	▸ Debt Arrangement Schemes (DAS) are acceptable and will be treated in the same way as a DMP (Scotland only).
Unsecured arrears:	Not counted but may affect customer's credit score					**Minimum income:**	£15,000 (primary applicant)	Please see our residential criteria guide for full details.
Applicant must not have any defaults, CCJs or secured arrears recorded in the three months before application.								

Tier 5

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
75%	2 year Fixed	2 years	5.39%	£1,495		3% in year 1 2% in year 2	LIBOR + 4.97%	DMP65
	5 year Fixed	5 years	5.79%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		DMP66
80%	2 year Fixed	2 years	5.79%	£1,495		3% in year 1 2% in year 2	LIBOR + 4.97%	DMP75
	5 year Fixed	5 years	6.09%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		DMP76

DMP submission requirements

For active DMP cases we will require the following:

- Reference from the DMP provider confirming:
  - Date of agreement
  - Amount outstanding
  - Details of all creditors including lender, account number, payment, balance
  - Confirmation that the last 12 months' payments have been paid on time when due.
  - If a full reference is not available, conduct can be validated by 12 months' bank statements and confirmation from the DMP provider of the date of the agreement, amount outstanding and a list of debt included.

Help to Buy Purchase

Precise Mortgages

All products shown below are available for new build properties on the Help to Buy, Help to Buy London, Help to Buy Wales, and Help to Buy Scotland Shared Equity Schemes. Maximum loan and LTV are determined by the amount of the equity loan.

Key criteria					
Acceptable adverse	**Loan amount**	**LTV limit**	**Term**	**Applicant**	**New build**
Defaults: 0 in 24 months **CCJ:** 0 in 24 months **Missed mortgage/ secured loan arrears:** 0 in 12 months, 1 in 36 months (worst status) **Unsecured arrears:** Not counted but may affect customer's credit score **Debt Management Plans: (DMPs)** Allowed if satisfied over 36 months ago Applicant must not have any defaults, CCJs or secured arrears recorded in the three months before application.	£450,000	75%	**Minimum:** 5 years **Maximum:** 35 years	**Minimum age:** 21 years **Maximum age:** 70, or 75 upon referral where proof of retirement age is supplied **Maximum number of applicants:** 2 **Minimum income:** £15,000 (primary applicant)	**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.

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
75%	LIBOR Tracker	2 years	3.86%	£995	Refund of valuation (maximum £630).	3% in year 1 2% in year 2	LIBOR + 4.62%	HBA61
	2 year Fixed	2 years	3.84%			3% in year 1 2% in year 2		HBA62
	3 year Fixed	3 years	4.14%			3% in year 1 2% in years 2 and 3		HBA51
	5 year Fixed	5 years	4.19%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		HBA52

Don't forget, if you're searching for our products on a sourcing system, include LIBOR trackers to ensure you can see our full competitive range.

LIBOR 0.80% set on 12.06.2019

Help to Buy Purchase - Scotland only

Precise Mortgages

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

Key criteria					
Acceptable adverse	**Loan amount**	**LTV limit**	**Term**	**Applicant**	**New build**
Defaults: 0 in 24 months **CCJ:** 0 in 24 months **Missed mortgage/ secured loan arrears:** 0 in 12 months, 1 in 36 months (worst status) **Unsecured arrears:** Not counted but may affect customer's credit score **Debt Arrangement Scheme: (DAS)** Allowed if satisfied over 36 months ago Applicant must not have any defaults, CCJs or secured arrears recorded in the three months before application.	£160,000	80%	**Minimum:** 5 years **Maximum:** 35 years	**Minimum age:** 21 years **Maximum age:** 70, or 75 upon referral where proof of retirement age is supplied **Maximum number of applicants:** 2 **Minimum income:** £15,000 (primary applicant)	**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.

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
80%	2 Year Fixed	2 years	3.99%	£995	Refund of valuation (maximum £630).	3% in year 1, 2% in year 2	LIBOR + 4.62%	HBA63
	3 Year Fixed	3 years	4.29%			3% in year 1, 2% in years 2 and 3		HBA64
	5 Year Fixed	5 years	4.34%			3% in years 1 and 2, 2% in years 3 and 4, 1% in year 5		HBA65

Don't forget, if you're searching for our products on a sourcing system, include LIBOR trackers to ensure you can see our full competitive range.

LIBOR 0.80% set on 12.06.2019

Help to Buy Purchase

Precise Mortgages

All products shown below are available for new build properties on the Help to Buy, Help to Buy London, Help to Buy Wales, and Help to Buy Scotland Shared Equity Schemes. Maximum loan and LTV are determined by the amount of the equity loan.

Key criteria								
Acceptable adverse		**Loan amount**	**LTV limit**	**Term**		**Applicant**		**New build**
Defaults:	2 in 24 months (max £1,500 in 12 months, unlimited thereafter)	£450,000	75%	**Minimum:**	5 years	**Minimum age:**	21 years	**Deposit:** Minimum customer contribution of 5%, with a builder's deposit of up to 5% also accepted.
CCJ:	1 in 24 months (max £1,000 in 12 months, or £2,500 in 24 months)			**Maximum:**	35 years	**Maximum age:**	70, or 75 upon referral where proof of retirement age is supplied	**Offer validity:** 6 months from the date of valuation, extensions can be considered for a further 3 months.
Missed mortgage/ secured loan arrears:	1 in 12 months, 3 in 36 months (worst status)					**Maximum number of applicants:**	2	Please refer to our residential mortgage criteria guide for more information.
Unsecured arrears:	Not counted but may affect customer's credit score					**Minimum income:**	£15,000 (primary applicant)	
Debt Management Plans: (DMPs)	Active and recently satisfied (within last 36 months) allowed.							
Applicant must not have any defaults, CCJs or secured arrears recorded in the three months before application.								

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
75%	LIBOR Tracker	2 years	5.13%	£995	Refund of valuation (maximum £630).	3% in year 1 2% in year 2	LIBOR + 5.12%	HBA53
	2 year Fixed	2 years	5.04%			3% in year 1 2% in year 2		HBA54
	3 year Fixed	3 years	5.14%			3% in year 1 2% in years 2 and 3		HBA55
	5 year Fixed	5 years	5.49%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		HBA56

Acceptable Debt Management Plans (DMPs)

- For DMPs satisfied over 36 months ago standard lending policy will apply.
- For DMPs satisfied within the last 36 months we will require confirmation from the provider the date the DMP was satisfied and that it was repaid in full.
- For active DMPs, the following rules apply:
  - DMP must have been active for a minimum of 12 months.
  - A reference from the DMP provider will be required, please see our criteria guide for full details.

Help to Buy Purchase - Scotland only

Precise Mortgages

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

Key criteria								
Acceptable adverse		**Loan amount**	**LTV limit**	**Term**		**Applicant**		**New build**
Defaults:	2 in 24 months (max £1,500 in 12 months, unlimited thereafter)	£160,000	80%	**Minimum:**	5 years	**Minimum age:**	21 years	**Deposit:** Minimum customer contribution of 5%, with a builder's deposit of up to 5% also accepted.
CCJ:	1 in 24 months (max £1,000 in 12 months, or £2,500 in 24 months)			**Maximum:**	35 years	**Maximum age:**	70, or 75 upon referral where proof of retirement age is supplied	**Offer validity:** 6 months from the date of valuation, extensions can be considered for a further 3 months.
Missed mortgage/ secured loan arrears:	1 in 12 months, 3 in 36 months (worst status)					**Maximum number of applicants:**	2	Please refer to our residential mortgage criteria guide for more information.
Unsecured arrears:	Not counted but may affect customer's credit score					**Minimum income:**	£15,000 (primary applicant)	
Debt Arrangement Scheme: (DAS)	Active and recently satisfied (within last 36 months) allowed.							
Applicant must not have any defaults, CCJs or secured arrears recorded in the three months before application.								

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
80%	2 Year Fixed	2 years	5.19%	£995	Refund of valuation (maximum £630).	3% in year 1, 2% in year 2	LIBOR + 5.12%	HBA66
	3 Year Fixed	3 years	5.29%			3% in year 1, 2% in years 2 and 3		HBA67
	5 Year Fixed	5 years	5.64%			3% in years 1 and 2, 2% in years 3 and 4, 1% in year 5		HBA68

Debt Arrangement Schemes (DAS) are accepted and will be treated in the same way as DMPs.

Help to Buy Purchase

Precise Mortgages

All products shown below are available for new build properties on the Help to Buy, Help to Buy London, Help to Buy Wales, and Help to Buy Scotland Shared Equity Schemes. Maximum loan and LTV are determined by the amount of the equity loan.

Key criteria								
Acceptable adverse		**Loan amount**	**LTV limit**	**Term**		**Applicant**		**New build**
Defaults:	5 in 24 months	£450,000	75%	**Minimum:**	5 years	**Minimum age:**	21 years	**Deposit:** Minimum customer contribution of 5%, with a builder's deposit of up to 5% also accepted.
CCJ:	3 in 24 months			**Maximum:**	35 years	**Maximum age:**	70, or 75 upon referral where proof of retirement age is supplied	**Offer validity:** 6 months from the date of valuation, extensions can be considered for a further 3 months.
Missed mortgage/ secured loan arrears:	1 in 12 months, 3 in 36 months (worst status)					**Maximum number of applicants:**	2	Please refer to our residential mortgage criteria guide for more information.
Unsecured arrears:	Not counted but may affect customer's credit score					**Minimum income:**	£15,000 (primary applicant)	
Debt Management Plans: (DMPs)	Active and recently satisfied (within last 36 months) allowed.							
Applicant must not have any defaults, CCJs or secured arrears recorded in the three months before application.								

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
75%	LIBOR Tracker	2 years	5.33%	£995	Refund of valuation (maximum £630).	3% in year 1 2% in year 2	LIBOR + 5.12%	HBA57
	2 year Fixed	2 years	5.24%			3% in year 1 2% in year 2		HBA58
	3 year Fixed	3 years	5.34%			3% in year 1 2% in years 2 and 3		HBA59
	5 year Fixed	5 years	5.69%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		HBA60

Acceptable Debt Management Plans (DMPs)

- For DMPs satisfied over 36 months ago standard lending policy will apply.
- For DMPs satisfied within the last 36 months we will require confirmation from the provider the date the DMP was satisfied and that it was repaid in full.
- For active DMPs, the following rules apply:
  - DMP must have been active for a minimum of 12 months.
  - A reference from the DMP provider will be required, please see our criteria guide for full details.

Help to Buy Purchase - Scotland only

Precise Mortgages

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

Key criteria					
Acceptable adverse	**Loan amount**	**LTV limit**	**Term**	**Applicant**	**New build**
Defaults: 5 in 24 months **CCJ:** 3 in 24 months **Missed mortgage/ secured loan arrears:** 1 in 12 months, 3 in 36 months (worst status) **Unsecured arrears:** Not counted but may affect customer's credit score **Debt Arrangement Scheme: (DAS)** Active and recently satisfied (within last 36 months) allowed. Applicant must not have any defaults, CCJs or secured arrears recorded in the three months before application.	£160,000	80%	**Minimum:** 5 years **Maximum:** 35 years	**Minimum age:** 21 years **Maximum age:** 70, or 75 upon referral where proof of retirement age is supplied **Maximum number of applicants:** 2 **Minimum income:** £15,000 (primary applicant)	**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.

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
80%	2 Year Fixed	2 years	5.39%	£995	Refund of valuation (maximum £630).	3% in year 1, 2% in year 2	LIBOR + 5.12%	HBA69
	3 Year Fixed	3 years	5.49%			3% in year 1, 2% in years 2 and 3		HBA70
	5 Year Fixed	5 years	5.84%			3% in years 1 and 2, 2% in years 3 and 4, 1% in year 5		HBA71

Debt Arrangement Schemes (DAS) are accepted and will be treated in the same way as DMPs.

Don't forget, if you're searching for our products on a sourcing system, include LIBOR trackers to ensure you can see our full competitive range.

LIBOR 0.80% set on 12.06.2019

Help to Buy Remortgage

Precise Mortgages

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

Key criteria							
Acceptable adverse		**Loan amount**	**LTV limit**	**Term**		**Applicant**	
Defaults:	0 in 24 months	£450,000	75%	**Minimum:**	5 years	**Minimum age:**	21 years
CCJ:	0 in 24 months			**Maximum:**	35 years	**Maximum age:**	70, or 75 upon referral where proof of retirement age is supplied
Missed mortgage/ secured loan arrears:	0 in 12 months, 1 in 36 months (worst status)					**Maximum number of applicants:**	2
Unsecured arrears:	Not counted but may affect customer's credit score					**Minimum income:**	£15,000 (primary applicant)
Debt Management Plans: (DMPs)	Allowed if satisfied over 36 months ago						
Applicant must not have any defaults, CCJs or secured arrears recorded in the three months before application.							

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
75%	2 year Fixed	2 years	4.34%	**£0**	**Refund of valuation (maximum of £630) + £300 cashback.**	3% in year 1 2% in year 2	LIBOR + 4.62%	HBA72
	3 year Fixed	3 years	4.64%			3% in year 1 2% in years 2 and 3		HBA73
	5 year Fixed	5 years	4.69%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		HBA74

Please note: capital raising will not be available on a Help to Buy remortgage and the loan amount will be limited to the repayment of the existing mortgage secured on the property.

Don't forget, if you're searching for our products on a sourcing system, include LIBOR trackers to ensure you can see our full competitive range.

LIBOR 0.80% set on 12.06.2019

Help to Buy Remortgage - Scotland only

Precise Mortgages

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

Key criteria							
Acceptable adverse		**Loan amount**	**LTV limit**	**Term**		**Applicant**	
Defaults:	0 in 24 months	£160,000	80%	**Minimum:**	5 years	**Minimum age:**	21 years
CCJ:	0 in 24 months			**Maximum:**	35 years	**Maximum age:**	70, or 75 upon referral where proof of retirement age is supplied
Missed mortgage/ secured loan arrears:	0 in 12 months, 1 in 36 months (worst status)					**Maximum number of applicants:**	2
Unsecured arrears:	Not counted but may affect customer's credit score					**Minimum income:**	£15,000 (primary applicant)
Debt Arrangement Scheme: (DAS)	Active and recently satisfied (within last 36 months) allowed.						
Applicant must not have any defaults, CCJs or secured arrears recorded in the three months before application.							

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
80%	2 year Fixed	2 years	4.49%	**£0**	**Refund of valuation (maximum of £630) + £300 cashback.**	3% in year 1 2% in year 2	LIBOR + 4.62%	HBA81
	3 year Fixed	3 years	4.79%			3% in year 1 2% in years 2 and 3		HBA82
	5 year Fixed	5 years	4.84%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		HBA83

Please note: capital raising will not be available on a Help to Buy remortgage and the loan amount will be limited to the repayment of the existing mortgage secured on the property.

Don't forget, if you're searching for our products on a sourcing system, include LIBOR trackers to ensure you can see our full competitive range.

LIBOR 0.80% set on 12.06.2019

Help to Buy Remortgage

Precise Mortgages

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

Key criteria					
Acceptable adverse		**Loan amount**	**LTV limit**	**Term**	**Applicant**
Defaults:	2 in 24 months (max £1,500 in 12 months, unlimited thereafter)	£450,000	75%	**Minimum:** 5 years **Maximum:** 35 years	**Minimum age:** 21 years **Maximum age:** 70, or 75 upon referral where proof of retirement age is supplied **Maximum number of applicants:** 2 **Minimum income:** £15,000 (primary applicant)
CCJ:	1 in 24 months (max £1,000 in 12 months, or £2,500 in 24 months)				
Missed mortgage/ secured loan arrears:	1 in 12 months, 3 in 36 months (worst status)				
Unsecured arrears:	Not counted but may affect customer's credit score				
Debt Management Plans: (DMPs)	Active and recently satisfied (within last 36 months) allowed.				
Applicant must not have any defaults, CCJs or secured arrears recorded in the three months before application.					

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
75%	2 year Fixed	2 years	5.54%	£0	Refund of valuation (maximum of £630) + £300 cashback.	3% in year 1 2% in year 2	LIBOR + 5.12%	HBA75
	3 year Fixed	3 years	5.64%			3% in year 1 2% in years 2 and 3		HBA76
	5 year Fixed	5 years	5.99%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		HBA77

Acceptable Debt Management Plans (DMPs)

- For DMPs satisfied over 36 months ago standard lending policy will apply.
- For DMPs satisfied within the last 36 months we will require confirmation from the provider the date the DMP was satisfied and that it was repaid in full.
- For active DMPs, the following rules apply:
  - DMP must have been active for a minimum of 12 months.
  - A reference from the DMP provider will be required, please see our criteria guide for full details.

Please note: capital raising will not be available on a Help to Buy remortgage and the loan amount will be limited to the repayment of the existing mortgage secured on the property.

Don't forget, if you're searching for our products on a sourcing system, include LIBOR trackers to ensure you can see our full competitive range.

LIBOR 0.80% set on 12.06.2019

Help to Buy Remortgage - Scotland only

Precise Mortgages

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

Key criteria				
Acceptable adverse	**Loan amount**	**LTV limit**	**Term**	**Applicant**
Defaults: 2 in 24 months (max £1,500 in 12 months, unlimited thereafter) **CCJ:** 1 in 24 months (max £1,000 in 12 months, or £2,500 in 24 months) **Missed mortgage/ secured loan arrears:** 1 in 12 months, 3 in 36 months (worst status) **Unsecured arrears:** Not counted but may affect customer's credit score **Debt Arrangement Scheme: (DAS)** Active and recently satisfied (within last 36 months) allowed. Applicant must not have any defaults, CCJs or secured arrears recorded in the three months before application.	£160,000	80%	**Minimum:** 5 years **Maximum:** 35 years	**Minimum age:** 21 years **Maximum age:** 70, or 75 upon referral where proof of retirement age is supplied **Maximum number of applicants:** 2 **Minimum income:** £15,000 (primary applicant)

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
80%	2 year Fixed	2 years	5.69%	**£0**	**Refund of valuation (maximum of £630) + £300 cashback.**	3% in year 1 2% in year 2	LIBOR + 5.12%	HBA84
	3 year Fixed	3 years	5.79%			3% in year 1 2% in years 2 and 3		HBA85
	5 year Fixed	5 years	6.14%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		HBA86

Debt Arrangement Schemes (DAS) are accepted and will be treated in the same way as DMPs.

Please note: capital raising will not be available on a Help to Buy remortgage and the loan amount will be limited to the repayment of the existing mortgage secured on the property.

Don't forget, if you're searching for our products on a sourcing system, include LIBOR trackers to ensure you can see our full competitive range.

LIBOR 0.80% set on 12.06.2019

Help to Buy Remortgage

Precise Mortgages

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

Key criteria							
Acceptable adverse		**Loan amount**	**LTV limit**	**Term**		**Applicant**	
Defaults:	5 in 24 months	£450,000	75%	**Minimum:**	5 years	**Minimum age:**	21 years
CCJ:	3 in 24 months			**Maximum:**	35 years	**Maximum age:**	70, or 75 upon referral where proof of retirement age is supplied
Missed mortgage/ secured loan arrears:	1 in 12 months, 3 in 36 months (worst status)					**Maximum number of applicants:**	2
Unsecured arrears:	Not counted but may affect customer's credit score					**Minimum income:**	£15,000 (primary applicant)
Debt Management Plans: (DMPs)	Active and recently satisfied (within last 36 months) allowed.						
Applicant must not have any defaults, CCJs or secured arrears recorded in the three months before application.							

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
75%	2 year Fixed	2 years	5.74%	**£0**	**Refund of valuation (maximum of £630) + £300 cashback.**	3% in year 1 2% in year 2	LIBOR + 5.12%	HBA78
	3 year Fixed	3 years	5.84%			3% in year 1 2% in years 2 and 3		HBA79
	5 year Fixed	5 years	6.19%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		HBA80

Acceptable Debt Management Plans (DMPs)

- For DMPs satisfied over 36 months ago standard lending policy will apply.
- For DMPs satisfied within the last 36 months we will require confirmation from the provider the date the DMP was satisfied and that it was repaid in full.
- For active DMPs, the following rules apply:
  - DMP must have been active for a minimum of 12 months.
  - A reference from the DMP provider will be required, please see our criteria guide for full details.

Please note: capital raising will not be available on a Help to Buy remortgage and the loan amount will be limited to the repayment of the existing mortgage secured on the property.

Help to Buy Remortgage - Scotland only

Precise Mortgages

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

Key criteria							
Acceptable adverse		**Loan amount**	**LTV limit**	**Term**		**Applicant**	
Defaults:	5 in 24 months	£160,000	80%	**Minimum:**	5 years	**Minimum age:**	21 years
CCJ:	3 in 24 months			**Maximum:**	35 years	**Maximum age:**	70, or 75 upon referral where proof of retirement age is supplied
Missed mortgage/ secured loan arrears:	1 in 12 months, 3 in 36 months (worst status)					**Maximum number of applicants:**	2
Unsecured arrears:	Not counted but may affect customer's credit score					**Minimum income:**	£15,000 (primary applicant)
Debt Arrangement Scheme: (DAS)	Active and recently satisfied (within last 36 months) allowed.						
Applicant must not have any defaults, CCJs or secured arrears recorded in the three months before application.							

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
80%	2 year Fixed	2 years	5.89%	**£0**	**Refund of valuation (maximum of £630) + £300 cashback.**	3% in year 1 2% in year 2	LIBOR + 5.12%	HBA87
	3 year Fixed	3 years	5.99%			3% in year 1 2% in years 2 and 3		HBA88
	5 year Fixed	5 years	6.34%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		HBA89

Debt Arrangement Schemes (DAS) are accepted and will be treated in the same way as DMPs.

Please note: capital raising will not be available on a Help to Buy remortgage and the loan amount will be limited to the repayment of the existing mortgage secured on the property.

Don't forget, if you're searching for our products on a sourcing system, include LIBOR trackers to ensure you can see our full competitive range.

LIBOR 0.80% set on 12.06.2019

Right to Buy

Precise Mortgages

Key criteria								
Acceptable adverse		**Loan amount**	**LTV limit**	**Term**		**Applicant**		**Right to Buy**
Defaults:	0 in 24 months	£1,000,000	70%	**Minimum:**	5 years	**Minimum age:**	21 years	**Maximum LTV:** Maximum lending available at up to 90% and 100% of the discounted purchase price (plus lender fees). This is subject to the loan not exceeding 75% of the open market value of the property, as determined by one of our panel surveyors
CCJ:	0 in 24 months	£750,000	75%	**Maximum:**	35 years	**Maximum age:**	70, or 75 upon referral where proof of retirement age is supplied	
Missed mortgage/ secured loan/rent arrears:	0 in 12 months, 1 in 36 months (worst status)					**Maximum number of applicants:**	2	**Property details:** We can lend on the following: - Purchase only - Houses only - England only
Unsecured arrears:	Not counted but may affect customer's credit score					**Minimum income:**	£15,000 (primary applicant)	
Debt Management Plans: (DMPs)	Allowed if satisfied over 36 months ago							
Applicant must not have any defaults, CCJs or secured arrears recorded in the three months before application.								

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
75%	2 year Fixed	2 years	4.69%	£495	Available up to 90% of the discounted purchase price (plus lender fees).	3% in year 1 2% in year 2	LIBOR + 4.62%	RTB33
	5 year Fixed	5 years	5.09%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		RTB34
	2 year Fixed	2 years	5.19%		Available up to 100% of the discounted purchase price (plus lender fees).	3% in year 1 2% in year 2		RTB31
	5 year Fixed	5 years	5.59%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		RTB32
	2 year Fixed	2 years	4.89%	£0	Available up to 90% of the discounted purchase price (plus lender fees).	3% in year 1 2% in year 2	LIBOR + 4.62%	RTB21
	5 year Fixed	5 years	5.29%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		RTB22
	2 year Fixed	2 years	5.39%		Available up to 100% of the discounted purchase price (plus lender fees).	3% in year 1 2% in year 2		RTB19
	5 year Fixed	5 years	5.79%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		RTB20

Right to Buy

Precise Mortgages

Key criteria								
Acceptable adverse		**Loan amount**	**LTV limit**	**Term**		**Applicant**		**Right to Buy**
Defaults:	2 in 24 months (max £1,500 in 12 months, unlimited thereafter)	£1,000,000	70%	**Minimum:**	5 years	**Minimum age:**	21 years	**Maximum LTV:** Maximum lending available at up to 90% and 100% of the discounted purchase price (plus lender fees). This is subject to the loan not exceeding 75% of the open market value of the property, as determined by one of our panel surveyors
CCJ:	1 in 24 months (max £1,000 in 12 months, or £2,500 in 24 months)	£750,000	75%	**Maximum:**	35 years	**Maximum age:**	70, or 75 upon referral where proof of retirement age is supplied	**Property details:** We can lend on the following: - Purchase only - Houses only - England only
Missed mortgage/ secured loan/rent arrears:	1 in 12 months, 3 in 36 months (worst status)					**Maximum number of applicants:**	2	
Unsecured arrears:	Not counted but may affect customer's credit score					**Minimum income:**	£15,000 (primary applicant)	
Debt Management Plans: (DMPs)	Allowed if satisfied over 36 months ago							
Applicant must not have any defaults, CCJs or secured arrears recorded in the three months before application.								

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
75%	2 year Fixed	2 years	6.29%	£0	Available up to 90% of the discounted purchase price (plus lender fees).	3% in year 1 2% in year 2	LIBOR + 5.12%	RTB25
	5 year Fixed	5 years	6.69%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		RTB26
	2 year Fixed	2 years	6.79%		Available up to 100% of the discounted purchase price (plus lender fees).	3% in year 1 2% in year 2		RTB23
	5 year Fixed	5 years	7.19%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		RTB24

Right to Buy

Precise Mortgages

Key criteria								
Acceptable adverse		**Loan amount**	**LTV limit**	**Term**		**Applicant**		**Right to Buy**
Defaults:	5 in 24 months	£1,000,000	70%	**Minimum:**	5 years	**Minimum age:**	21 years	**Maximum LTV:** Maximum lending available at up to 90% and 100% of the discounted purchase price (plus lender fees). This is subject to the loan not exceeding 75% of the open market value of the property, as determined by one of our panel surveyors
CCJ:	3 in 24 months	£750,000	75%	**Maximum:**	35 years	**Maximum age:**	70, or 75 upon referral where proof of retirement age is supplied	
Missed mortgage/ secured loan/rent arrears:	1 in 12 months, 3 in 36 months (worst status)					**Maximum number of applicants:**	2	**Property details:** We can lend on the following: - Purchase only - Houses only - England only
Unsecured arrears:	Not counted but may affect customer's credit score					**Minimum income:**	£15,000 (primary applicant)	
Debt Management Plans: (DMPs)	Allowed if satisfied over 36 months ago							
Applicant must not have any defaults, CCJs or secured arrears recorded in the three months before application.								

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Product code
75%	2 year Fixed	2 years	6.59%	£0	Available up to 90% of the discounted purchase price (plus lender fees).	3% in year 1 2% in year 2	LIBOR + 5.12%	RTB29
	5 year Fixed	5 years	6.99%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		RTB30
	2 year Fixed	2 years	7.09%		Available up to 100% of the discounted purchase price (plus lender fees).	3% in year 1 2% in year 2		RTB27
	5 year Fixed	5 years	7.49%			3% in years 1 and 2 2% in years 3 and 4 1% in year 5		RTB28

General information

Precise Mortgages

For details of all our qualifying criteria please see our online criteria guide

Repayment methods

- **Capital and Interest** - please see specific products for LTV limits.
- **Interest Only** - maximum LTV 65% (not available on Help to Buy or Right to Buy products).
- **Part and Part** - maximum LTV 75%, any Interest Only element must not exceed 50% LTV.

Affordability will be calculated according to the repayment method selected.

Where a mortgage includes an interest only element a suitable repayment vehicle needs to be in place to repay the mortgage balance at the end of the term. For full details, please see our online criteria guide.

Interest Only and Part and Part are not available on DMP, Help to Buy or Right to Buy products.

Repayment vehicles

- Sale of the subject property
- Sale of additional property
- Savings/investments
- Pension

The value of the repayment vehicle, at the time of application will need to cover the Interest Only loan amount (inclusive of any fees), at the end of the mortgage term.

Please see our criteria guide for full details of acceptable repayment vehicles.

Specialist product ranges

Debt Management Plan (DMP) - We offer products for customers with active and recently satisfied (within the last 36 months) DMPs. Active DMPs do not have to be satisfied on completion and can be considered as an ongoing commitment. Debt Arrangement Schemes (DAS) are acceptable and will be treated in the same way as a DMP (Scotland only).

Help to Buy (HTB) - We accept applications on the Help to Buy, Help to Buy London, Help to Buy Wales and Help to Buy Scotland shared equity schemes.

Right to Buy (RTB) - Our Right to Buy products help individuals to buy their social housing property at a discounted market price, providing they meet the scheme eligibility requirements, visit https://righttobuy.gov.uk/ for more information on eligibility.

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 reduced to £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: www.precisemortgages.co.uk/Residential/Fees	
£450,000	£590	£955			

Other fees

Telegraphic transfer fee	£25	Post offer product switch fee	£70
Redemption administration fee	£114		

- 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)

Procuration fee

As a guide we pay procuration fees to your chosen Network, Club or Packager within 10 working days. You may receive your payment sooner or later depending on when your chosen submission route distribute their procuration fees to you.

Procuration fee:	0.50%

LIBOR Trackers and the Reversion Rate

LIBOR Trackers and the reversion rate are variable rates that are linked to 3 month LIBOR and will change quarterly on 12 March, 12 June, 12 September, 12 December. Please note if this date falls on a non-working day then the LIBOR rate will be taken on the previous working day.

All of our LIBOR tracker products have a floor. This means that if LIBOR were to fall to 0.00% or less the rate payable will be 0.00% plus the agreed set percentage above LIBOR. This means that the rate payable will never go below 0.00% plus the additional percentage rate of the tracker mortgage.