Together Unregulated Bridging Product Range

Product	Max LTV	Loan Amount	Rate	Exit Fee
Residential Bridge	75% Purchase 70% Refinance & 2nd Charge	≤£2,000,000	≤50% LTV From 0.65% >50% LTV From 0.75% Loans under £100k From 0.85%	Loans up to £100,000 – 1 month interest
Commercial Bridge	65% Purchase 50% Refinance	≤£500,000	From 1.00%	

Loan:
- Minimum loan size £26k.
- Loans accepted above maximum loan sizes by referral
- Lender Arrangement Fee 2.00% (min £800)
- Commission 1.75%
- Serviced bridging preferred, retained available by referral
- Title insurance and legal costs applicable depending on loan size

Properties:
- Residential investment property (inc BTL) in England, Scotland and Wales
  - Minimum valuation £50,000 (lower by referral)
  - Maximum valuation of £1m (greater by referral)
- All commercial property types considered on merit

Bypass Schemes (Residential property only):

	Hometrack valuation criteria		
Maximum loan	£150,000	£250,000	£500,000
Maximum LTV	70%	60%	50%
Confidence level	4+		
	Any confidence level accepted for auction purchases		
Property Types	A type only		

Customer:
- Many status profiles considered
- Wide variety of income sources accepted
- Expat & applicants without permanent rights to reside in the UK accepted
- Max age at end of term 80
- No maximum age on self funded BTL
- Minimum customer loan £26,000 (lower by referral)

Customer profiles accepted
- 0 in 12 Demerits
- 1 in 12 Demerits – 0.15% increase in rate
- 2 in 12 Demerits – 0.25% increase in rate
- >2 in 12 Demerits accepted by referral

Demerits:
- Product selection is based on demerits defined as a CCJ, default or arrears within the last 12 months (adverse older than 12 months is ignored for plan selection)
- Individual CCJs and defaults:
  - Ignore – all ≤ £ 300 or satisfied ≤ £ 3,000
  - 1 demerit – unsatisfied £ 300 - £ 10,000; satisfied > £ 3,000
  - Refer – unsatisfied > £ 10,000
- Secured arrears - Demerit points are defined as the highest number of arrears in the last 12 months on all first and second charge mortgages for the applicant(s)

Complete FS
Your specialist packager distributor
023 8045 6999 (Option 3)
bridging@complete-fs.co.uk
www.complete-fs.co.uk

together®

CF 05.02.2021

Together Buy to Let & Homeowner Business Loan Products

Product	Max LTV	Loan Amount	Rate	ERC
1st Charge	75% Purchase 70% Remortgage	≤65% LTV £2,000,000 ≤75% LTV £500,000	6.99%	4%, 4%, 3%, 2%, 1%
2nd Charge	70%	£500,000	6.99%	4%, 4%, 3%, 2%, 1%

Loan:
- Minimum loan size £26k.
- Loans accepted above maximum loan sizes by referral
- Lender Arrangement Fee 2.50% (min £795)
- Commission 1.25%
- Loan terms 4-30 years
- Capital repayment and interest only loans
- Title insurance and legal costs applicable depending on loan size

Properties:
- No limit on the number or value of properties in the customer's portfolio
- Maximum overall portfolio LTV 75%
- Refer the case if there are over 15 securities and the overall LTV is over 65%
- Most property types are accepted – reduced maximum LTV by 10% for 'Non Standard' property
- Purchases: Reduce max LTV by 5% if property value is below £60,000
- Remortgage / 2nd charge: Reduce max LTV by 5% if property value is below £125,000
- HMO and Holiday Let properties accepted

Customer:
- Min age 18. No max age if ICR met, if full affordability required max age 80
- Individuals, Sole Traders, LLPs, Partnerships, Limited Company Applications
- Portfolio landlords accepted
- Expat & applicants without permanent rights to reside in the UK accepted – subject to 1% increase in rate

Valuation Bypass Schemes:

	Hometrack valuation criteria		
Maximum loan	£150,000	£250,000	£500,000
Maximum LTV	70%	60%	50%
Confidence level	4+		
	Any confidence level accepted for auction purchases		
Property Types	'Standard' property only		

Affordability:
Tiered ICR applies:
- 125% - Basic rate taxpayers & Limited Company applicants
- 145% - Higher rate taxpayers
- 165% - Additional rate taxpayers
- Additional income accepted if rental income is not sufficient to meet ICR
- Projected rents accepted to a maximum of 90%
- Homeowner Business Loans - affordability will be assessed on a Total Secured Debt to Income (TSDI) ratio: the total secured debt payments should not exceed 50% of the clients net income / profit
- Holiday Let - affordability will be assessed on a Total Secured Debt to Income (TSDI) ratio: the total secured debt payments should not exceed 50% of the clients net income / profit. Projected income from the property can be included however this is caped at 50%
- TSDI referrals accepted up to 75% of the clients net income / profit

Customer profiles accepted:
- 0 in 12 Demerits – 6.99%
- 1 in 12 Demerits – 7.99%
- 2 in 12 Demerits – 8.99%
- >2 Demerits accepted by referral

Demerits:
- Product selection is based on demerits defined as a CCJ, default or arrears within the last 12 months (adverse older than 12 months is ignored for plan selection)
- Individual CCJs and defaults:
  - Ignore – all ≤ £ 300 or satisfied ≤ £ 3,000
  - 1 demerit – unsatisfied £ 300 - £ 10,000; satisfied > £ 3,000
  - Refer – unsatisfied > £ 10,000
- Secured arrears - Demerit points are defined as the highest number of arrears in the last 12 months on all first and second charge mortgages for the applicant(s)

Together Commercial Term Product

Product	Max LTV	Loan Amount	Rate	ERC
Variable Rate	65% Purchase 50% Remortgage	≤£250,000	7.99%	6%, 6%, 6%, 5%,4%,3%,2%,1% (R)

Loan:
- Available on first charge basis only
- Minimum loan size £26k.
- Loans accepted above maximum loan sizes by referral
- Lender Arrangement Fee 2.50% (min £780)
- Commission 1.25%
- Loan terms 7-20 years
- Capital repayment and interest only loans
- Title insurance and legal costs applicable depending on loan size

Properties:
- Commercial Investment property
- Minimum valuation £75,000
- 100% funding available with additional security
- 180 day valuation acceptable for the LTV as long as there is less than 15% difference between the 90 day valuation and the 180 day valuation
- All commercial property types considered on merit

Valuation:
- All loans require a full valuation of the security – no AVMs accepted

Customer:
- Individuals, Sole Traders, LLPS, Partnerships, Limited Company Applications
- Expat & applicants without permanent rights to reside in the UK
- Minimum customer loan £26,000
- Employed and self employed applicants

Affordability:
- Affordability will be assessed on a Total Secured Debt to Income (TSDI) ratio: the total secured debt payments should not exceed 50% of the clients net income / profit
- TSDI referrals accepted up to 75% of the clients net income / profit
- Additional Income accepted
- No minimum income requirements

Customer profiles accepted:
- 0 in 12 Demerits – 7.99%
- 1 in 12 Demerits – 8.99%
- 2 in 12 Demerits – 9.99%
- >2 Demerits accepted by referral

Demerits:
- Product selection is based on demerits defined as a CCJ, default or arrears within the last 12 months (adverse older than 12 months is ignored for plan selection)
- Individual CCJs and defaults:
  - Ignore – all ≤ £ 300 or satisfied ≤ £ 3,000
  - 1 demerit – unsatisfied £ 300 - £ 10,000; satisfied > £ 3,000
  - Refer – unsatisfied > £ 10,000
- Secured arrears - Demerit points are defined as the highest number of arrears in the last 12 months on all first and second charge mortgages for the applicant(s)