Together First Charge Mortgages

Product	Max LTV	Loan Amount	Rate	ERC
Variable Rate	70%	≤£500,000	6.65%	N/a
5 Year Fixed Rate - Capital Repayment	70%	≤£500,000	5.99% (reverting to THMR +1.8%)	54321
5 Year Fixed Rate – Interest Only	70%	≤£500,000	6.49% (reverting to THMR +1.8%)	54321

Loan:
- First charge minimum loan size £50k. Maximum loan size £500k
- Lender Arrangement Fee 2.50% (max £7.5k)
- Capital Repayment or Interest Only
- Variable rate terms 3-40 years
- Fixed rate terms 6-40 years
- Commission 1.5% (max £7.5k)

Properties:
- No minimum valuation
- Standard - standard construction houses and bungalows including ex-council, flats and maisonettes (up to a maximum of 6 floors), ex-council flats and maisonettes (up to a maximum of 4 floors) and purpose built apartments (not ex-council)
- Non-standard - all other property types, including ex-council flats and maisonettes (over 4 floors), non-standard construction, defective, high-rise (over 6 floors) or poor remarks on valuation. High rise flats with cladding by referral only
- Maximum LTV for non-standard properties will be 10% lower than maximum LTV stated to a minimum of 50%
- Maximum LTV may be reduced if there is more than a 10% difference between market value and the 90 day projected market valuation, a `cash´ valuation has been supplied or `poor´ is detailed on the valuation. Please refer.

Valuation Bypass Schemes:

	HomeTrack valuation bypass	Drive by valuation bypass
Maximum loan	£250k	£100k
Maximum LTV	70%	50%
Confidence Level	5+	n/a
Property Types	Standard	
Max Valuations	N/a	

- All property types (excluding non-standard and new build)
- Available for **purchases** and **remortgages**
- For purchases – use the minimum of HomeTrack valuation or the purchase price (or Council valuation for Right To Buy)
- Shared Ownership not permitted.

Shared Ownership and Right to Buy
- Permitted on Variable and 5 Year fixed rate products
- 100% of the purchase price accepted up to the maximum LTV.

Customer:
- Min age 18. Max age 85 at end of term
- Lending into retirement accepted
- Employed, self-employed, contract workers, zero hour contracts, retired, benefits and DWP accepted
- Applicants with declining unsecured credit in the last 6 months please refer to Underwriting Guide
- Applicants currently on furlough, a secured deferred payment plan or at risk of redundancy will not be accepted
- Bankruptcy, IVA, & Debt Management Plans / Debt Arrangement Schemes are not accepted

Customer profiles accepted for Variable product:
- 0 in 12 Demerits – 6.65%
- 1 in 12 Demerits – 7.65%
- 2 in 12 Demerits – 8.65%

Customer profiles accepted for Fixed rate product:
- 0 in 12 Demerits – 5.99%/6.49%

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)
- Up to 3 settled payday loans in the last 12 months are accepted. One active payday loan will be considered by referral, however must be repaid as part of the new mortgage (remortgage, deed cases and secured loans only)

Together Second Charge Mortgages

Product	Max LTV	Loan Amount	Rate	ERC
Variable Rate	70%	≤£250,000	6.65%	N/a
5 Year Fixed Rate	70%	≤£250,000	6.99% (reverting to THMR +1.8%)	N/a

Loan:
- Minimum loan size £30k. Maximum loan size £250k
- Lender Arrangement Fee 2.50% (max £7.5k)
- Capital Repayment or Interest Only. Unsecured debt consolidation will not be permitted on second charge interest only basis
- Variable rate terms 3-30 years
- Fixed rate terms 5-30 years
- No early repayment charges
- Commission 1.5% (max £7.5k)

Properties:
- No minimum valuation
- AVM accepted on A and B properties types
- A type - standard construction houses and bungalows including ex-council
- B type - flats and maisonettes (up to a maximum of 6 floors), ex-council flats and maisonettes (up to a maximum of 4 floors) and purpose built apartments (not ex-council)
- C type - all other property types, including ex-council flats and maisonettes (over 4 floors), non-standard construction, defective, high-rise (over 6 floors) or poor remarks on valuation. High rise flats with cladding by referral only
- Maximum LTV for C type properties will be 10% lower than maximum LTV stated to a minimum of 50%
- Maximum LTV may be reduced if there is more than a 10% difference between market value and the 90 day projected market valuation, a `cash´ valuation has been supplied or `poor´ is detailed on the valuation. Please refer.

Valuation Bypass Schemes:

	HomeTrack valuation bypass	Drive by valuation bypass
Maximum loan	£250k	£100k
Maximum LTV	70%	50%
Confidence Level	5+	n/a
Property Types	A&B	
Max Valuations	£750k	

- All property types (excluding non-standard and new build)
- Available for **purchases** and **remortgages**
- For purchases – use the minimum of HomeTrack valuation or the purchase price

Customer:
- Min age 18. Max age 80 at end of term
- Lending into retirement accepted
- Employed, self-employed, contract workers, zero hour contracts, retired, benefits and DWP accepted
- Applicants with declining unsecured credit in the last 6 months please refer to Underwriting Guide
- Applicants currently on furlough, a secured deferred payment plan or at risk of redundancy will not be accepted
- Bankruptcy, IVA, & Debt Management Plans / Debt Arrangement Schemes are not accepted

Customer profiles accepted for Variable product:
- 0 in 12 Demerits – 6.65%
- 1 in 12 Demerits – 7.65%
- 2 in 12 Demerits – 8.65%

Customer profiles accepted for Fixed rate product:
- 0 in 12 Demerits – 6.99%

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)
- Up to 3 settled payday loans in the last 12 months are accepted. One active payday loan will be considered by referral, however must be repaid as part of the new mortgage (remortgage, deed cases and secured loans only)

Mortgage Reference & Redemption Figure Bypass for Second charges:
- Mortgage balance accepted on the Equifax search up to 70% LTV for loans ≤£150,000 and max 50% LTV for loans ≤£250,000
- *Not acceptable on flexible/open plan mortgages*

Together Consumer Buy to Let Mortgages

Product	Max LTV	Loan Amount	Rate	ERC
Variable Rate	70%	≤£250,000	6.99%	N/a
5 Year Fixed Rate	70%	≤£250,000	6.99% (reverting to THMR +1.8%)	N/a

Loan:
- Available on first and second charge basis
- For First and Second charge minimum loan size £50k and maximum loan size £250k
- Lender Arrangement Fee 2.50% (max £7.5k)
- Capital Repayment or Interest Only
- Variable rate terms 4-30 years
- No early repayment charges
- Commission 1.5% (max £7.5k)

Properties:
- No minimum valuation
- AVM accepted on standard properties types.
- Standard - standard construction houses and bungalows including ex-council, flats and maisonettes (up to a maximum of 6 floors), ex-council flats and maisonettes (up to a maximum of 4 floors) and purpose built apartments (not ex-council)
- Non-standard - all other property types, including ex-council flats and maisonettes (over 4 floors), non-standard construction, defective, high-rise (over 6 floors) or poor remarks on valuation. High rise flats with cladding by referral only
- Maximum LTV for non-standard properties will be 10% lower than maximum LTV stated to a minimum of 50%
- Maximum LTV may be reduced if there is more than a 10% difference between market value and the 90 day projected market valuation, a `cash´ valuation has been supplied or `poor´ is detailed on the valuation. Please refer.

Valuation Bypass Schemes:

	HomeTrack valuation bypass	Drive by valuation bypass
Maximum loan	£250k	£100k
Maximum LTV	70%	50%
Confidence Level	5+	n/a
Property Types	Standard	
Max Valuations	N/a	

- All property types (excluding non-standard and new build)

Mortgage Reference & Redemption Figure Bypass for Second charges:
- Mortgage balance accepted on the Equifax search up to 70% LTV for loans ≤£150,000 and max 50% LTV for loans ≤£250,000
- *Not acceptable on flexible/open plan mortgages*

Customer:
- Min age 18. No max age
- Bankruptcy, IVA, & Debt Management Plans / Debt Arrangement Schemes are not accepted
- Applicants with declining unsecured credit in the last 6 months please refer to Underwriting Guide

Affordability:
- Affordability based on **rental income only**. Projected rents accepted to a maximum of 90%
- Tiered ICR applies:
  - 125% - Basic rate taxpayers
  - 145% - Higher rate taxpayers
  - 165% - Additional rate taxpayers
- Interest Rate Stressing: Our loan and any background loans will be stressed as follows:
  - 1st & 2nd Charge CBTL = Rate +2% / Background Reg mortgages = Rate +3
  - OR 5.5% if this is higher than either of the above
- 5 year fixed rate - our payment will not be stressed (Note: any subsequent charge will continue to be stressed).

Customer profiles accepted for Variable product:
- 0 in 12 Demerits – 6.99%
- 1 in 12 Demerits – 7.99%
- 2 in 12 Demerits – 8.99%

Customer profiles accepted for Fixed rate product:
- 0 in 12 Demerits – 6.99%

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)
- Up to 3 settled payday loans in the last 12 months are accepted. One active payday loan will be considered by referral, however must be repaid as part of the new mortgage (remortgage, deed cases and secured loans only)

Together Regulated Bridge

Product	Max LTV (inc roll-up)	Loan Amount	Rate (month)	ERC
Fixed Rate	50%	≤£500,000	0.65%	N/a
Fixed Rate	70%	≤£500,000	0.75%	N/a

Loan:
- Mortgages available on first charge basis (second charge permitted via cross charge)
- Minimum loan size £50k. Maximum loan size £500k (up to £1m to max 50% LTV by referral)
- Lender Arrangement Fee 2% (min £1,495)
- 12 month term
- No early repayment charges
- Commission 2%

Properties:
- No minimum valuation
- A type - standard construction houses and bungalows including ex-council
- B type - flats and maisonettes (up to a maximum of 6 floors), ex-council flats and maisonettes (up to a maximum of 4 floors) and purpose built apartments (not ex-council)
- C type - all other property types, including ex-council flats and maisonettes (over 4 floors), non-standard construction, defective, high-rise (over 6 floors) or poor remarks on valuation. High rise flats with cladding by referral only
- Maximum LTV for C type properties will be 10% lower than maximum LTV stated to a minimum of 50%
- Maximum LTV may be reduced if there is more than a 10% difference between market value and the 90 day projected market valuation, a `cash´ valuation has been supplied or `poor´ is detailed on the valuation. Please refer.

Valuation Bypass Schemes:

	HomeTrack valuation bypass	Drive by valuation bypass
Maximum loan	£250k	£100k
Maximum LTV	65%	50%
Confidence Level	5+	n/a
Property Types	A&B	
Max Valuations	N/a	

- All property types (excluding non-standard and new build)
- Available for **purchases** and **remortgages**
- For purchases – use the minimum of HomeTrack valuation or the purchase price

Customer:
- Min age 18. Max age 85 at end of term
- Applicants with secured arrears will not be accepted
- Bankruptcy, IVA, & Debt Management Plans / Debt Arrangement Schemes are not accepted
- Please note independent legal advice will be required on all applications

Loan purpose and exit strategies:
- First charge is always required against the property being purchased
- Exit strategies accepted: sale of current owner occupied property or inheritance where a grant of probate has been issued. Remortgage not accepted
- Re-bridging an existing bridging loan will not be accepted.

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