

# HELP TO BUY/SFHFS PRODUCT GUIDE



1st September 2021

- ✓ 2 Year rates from 4.59%
- ✓ 5 Year rates from 5.29%
- ✓ 75% LTV available for England, London and Wales
- ✓ 80% LTV available in Scotland

**Complete**FS

Your specialist packager distributor

023 8045 6999

enquiries@complete-fs.co.uk

www.complete-fs.co.uk



# CONTENTS

- 3 HELP TO BUY ENGLAND CRITERIA**
- 4 HELP TO BUY TIERS**
- 5 HELP TO BUY PURCHASE RANGE**
- 6 SCOTTISH FIRST HOME FUND PURCHASE RANGE**

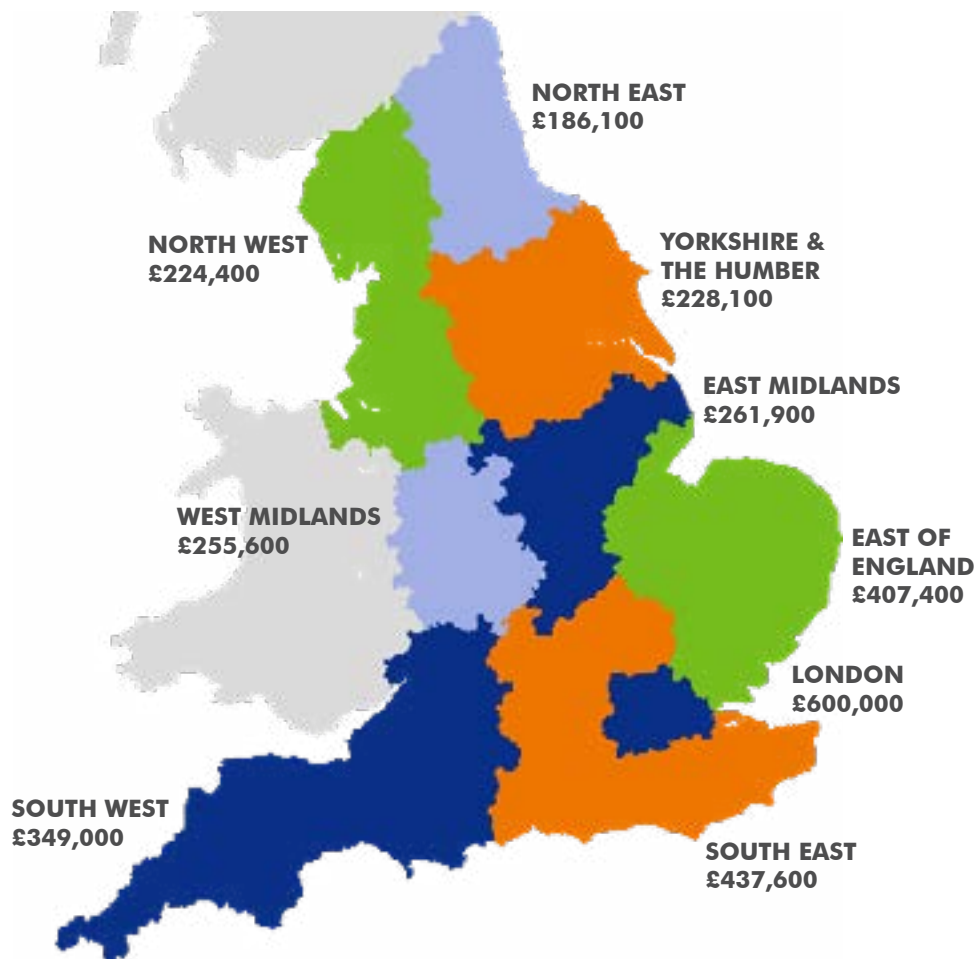
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# HELP TO BUY CRITERIA

## HELP TO BUY ENGLAND REGIONAL PRICE CAPS

ONLY AVAILABLE FOR FIRST TIME BUYERS



### NEW BUILD/BUILDER SALES INCENTIVES

Accepted providing incentive does not exceed 5% and confirmation is received from the vendor/builder to confirm monetary value. Maximum 5% of the total amount of the Incentives as declared on the CML Form which can be split i.e. 2.5% Builder Gifted Deposit and 2.5% Cash or other incentives.

### NEW BUILD HOUSES

Accepted up to scheme limits. New Build is defined as a property that has never been occupied and carries a suitable NHBC warranty.

### NEW BUILD APARTMENTS/FLATS

**New Build apartments and flats are accepted up to scheme limits.** New Build is defined as a property that has never been occupied and carries a suitable NHBC warranty. High rise flats must have a lift if situated above 4th floor (ground floor + 3 floors). High quality flats over 10 storeys (maximum 20) can be referred for underwriter consideration based on valuer's comments on mortgageability & saleability.

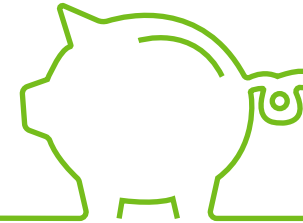
### OFFER VALIDITY

Valuation can be off plan. Initial offer is for 6 months and extendable for a further 6 months on the same product, subject to credit search, affordability and re-valuation (£120).

### NEW BUILD WARRANTIES/WARRANTY PROVIDERS

Must hold an acceptable warranty from one of the following (not exhaustive): Advantage/Advantage HCI, Aedis Warranties Limited, Build Assure, Build Life Plans, Build Zone, Castle 10 (Checkmate), Global Home Warranties Limited, ICW, LABC, NHBC Certificates, Premier Guarantee, Protek, Q Assure Build Limited, Zurich Municipal Policy.

# HELP TO BUY/SFHFS TIERS



CREDIT STATUS		VIDA 1	VIDA 2	VIDA 3	VIDA 4	VIDA 5
Combined CCJs and defaults	Number last 24 months	0	1 above £250	2 above £250	3 above £500	4 above £500
	Registered	0 in the last 24 months	0 above £250 in the last 18 months	0 above £250 in the last 12 months	0 above £500 in the last 9 months	0 above £500 in the last 6 months
Value of Unsatisfied CCJs		0	0	£2500	£5000	£5000
Missed Mortgage / Secured Payments*		0 in the last 36 months	0 in the last 12 months	0 in the last 12 months	0 in the last 9 months	0 in the last 6 months
Unsecured Missed Payments in the last 6 months	Number	1	1	2	2	3
	Combined Value	£50	£100	£150	£200	£500

\*Worst status of 3 in the last 24 months

- Debt Management Plans considered providing conducted satisfactorily
- Bankruptcy/IVA/DRO/Trust Deed discharged over 6 years
- Previous Repossession in last 10 years not acceptable
- Adverse criteria assessed on combined adverse from all applicants

# HELP TO BUY PURCHASE RANGE

## 2 YEAR FIXED

MAX LTV	VIDA 1
75%	4.59%

## 5 YEAR FIXED

MAX LTV	VIDA 1
75%	5.29%

£180 assessment fee payable on all applications.  
One free standard valuation and £200 contribution towards legal fees paid within 30 days of completion.

**VVR:** 2.15% set on 14.08.20

**Revert Rate:** 4.99% (VVR + 2.84%)

**Min Loan:** £100,000

**Max Loan:** **England**  
Dependant on location.  
Please refer to map on page 3; lend up to 75% of regional property price caps.

**London**  
£450,000

**Wales**  
£187,500

### Key Criteria:

See tier grid on page 3

### Product Fee:

£995

### ERCs:

2 Year: 4%, 3%

5 Year: 5%, 4%, 3%, 3%, 3%

### Note:

Exclude fees when calculating maximum LTV, include fees when calculating maximum loan.

Help to Buy Wales: available to first time buyers and home movers.

# SCOTTISH FIRST HOME FUND

## 2 YEAR FIXED

MAX LTV	VIDA 1	VIDA 2	VIDA 3	VIDA 4
80%	4.39%	4.69%	4.99%	5.29%

## 5 YEAR FIXED

MAX LTV	VIDA 1	VIDA 2	VIDA 3	VIDA 4
80%	4.59%	4.89%	5.19%	5.49%

£180 assessment fee payable on all applications.  
One free standard valuation and £200 contribution towards legal fees paid within 30 days of completion.

**VVR:** 2.15% set on 14.08.20

**Revert Rate:** 4.99% (VVR + 2.84%)

**Min Loan:** £100,000

**Max Loan:** £300,000

### Key Criteria:

See tier grid on page 3

### Product Fee:

£995

### ERCs:

2 Year: 4%, 3%

5 Year: 5%, 4%, 3%, 3%, 3%

### Note:

Exclude fees when calculating maximum LTV, include fees when calculating maximum loan.

At least one Applicant must be a First Time Buyer. Additional borrowers with an existing property are permitted but this must be sold upon completion.

The scheme provides up to £25,000 towards the purchase of a home.