

Product guide

Residential mortgages



Section.....	Page
Prime products	2-3
Almost Prime products	4-5
Near Prime products	6
Debt Management Plan (DMP) products.....	7-11
General information	12

Prime Tier 1 products

Key criteria				
Acceptable adverse		Loan amount	LTV limit	Applicant
Defaults:	0 in 24 months	Minimum loan size: £25,001	Minimum: 5 years	Minimum age: 21 years
CCJ:	0 in 24 months	Maximum loan size: £1,000,000	Maximum: 35 years	Maximum age: 70 at the end of the mortgage term, providing this is within the stated retirement date.
Mortgage/secured loan arrears:	0 in 12 months, 1 in 36 months (worst status)	£750,000	80%	We may consider applicants up to age 75 upon referral, subject to underwriter review and stated retirement date. Maximum age of 85 for non-contributory applicants.
Unsecured arrears:	Not counted but may affect customer's credit score	£500,000	85%	Maximum number of applicants: 2
Debt Management Plans: (DMPs)	Allowed if satisfied over 36 months ago			Minimum income: £15,000 (primary applicant)

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product code
65%	2-year fixed	5.69%	£995		4% in year 1, 3% in year 2	BBR + 3.50%	CAW94
		6.14%	No fee	Refund of valuation (maximum £630), £300 cashback			CAX43
	5-year fixed	5.44%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 3.50%	CAW95
		5.64%	No fee	Refund of valuation (maximum £630), £300 cashback			CAX44

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product code
70%	2-year fixed	5.89%	£995		4% in year 1, 3% in year 2	BBR + 3.50%	CAW96
		6.34%	No fee	Refund of valuation (maximum £630) £300 cashback			CAX45
	5-year fixed	5.54%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 3.50%	CAW97
		5.74%	No fee	Refund of valuation (maximum £630) £300 cashback			CAX46
75%	2-year fixed	5.99%	£995		4% in year 1, 3% in year 2	BBR + 3.50%	CAW98
		6.44%	No fee	Refund of valuation (maximum £630) £300 cashback			CAX47
	5-year fixed	5.64%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 3.50%	CAW99
		5.84%	No fee	Refund of valuation (maximum £630) £300 cashback			CAX48
80%	2-year fixed	6.29%	£995		4% in year 1, 3% in year 2	BBR + 4.00%	CAX01
		6.74%	No fee	Refund of valuation (maximum £630) £300 cashback			CAX49
	5-year fixed	5.94%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 4.00%	CAX02
		6.14%	No fee	Refund of valuation (maximum £630) £300 cashback			CAX50
85%	2-year fixed	6.69%	£995		4% in year 1, 3% in year 2	BBR + 4.00%	CAX03
		7.14%	No fee	Refund of valuation (maximum £630) £300 cashback			CAX51
	5-year fixed	6.24%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 4.00%	CAX04
		6.44%	No fee	Refund of valuation (maximum £630) £300 cashback			CAX52

Prime Tier 2 products

Key criteria				
Acceptable adverse		Loan amount	LTV limit	Applicant
Defaults:	0 in 24 months	Minimum loan size: £25,001	Minimum: 5 years	Minimum age: 21 years
CCJ:	0 in 24 months	Maximum loan size: £1,000,000	Maximum: 35 years	Maximum age: 70 at the end of the mortgage term, providing this is within the stated retirement date.
Mortgage/secured loan arrears:	0 in 12 months, 1 in 36 months (worst status)	£750,000	80%	We may consider applicants up to age 75 upon referral, subject to underwriter review and stated retirement date. Maximum age of 85 for non-contributory applicants.
Unsecured arrears:	Not counted but may affect customer's credit score	£500,000	85%	Maximum number of applicants: 2
Debt Management Plans: (DMPs)	Allowed if satisfied over 36 months ago			Minimum income: £15,000 (primary applicant)

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product code
65%	2-year fixed	5.89%	£995		4% in year 1, 3% in year 2	BBR + 3.50%	CAX05
		6.34%	No fee	Refund of valuation (maximum £630), £300 cashback			CAX53
	5-year fixed	5.64%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 3.50%	CAX06
		5.84%	No fee	Refund of valuation (maximum £630), £300 cashback			CAX54

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product code
70%	2-year fixed	6.09%	£995		4% in year 1, 3% in year 2	BBR + 3.50%	CAX07
		6.54%	No fee	Refund of valuation (maximum £630) £300 cashback			CAX55
	5-year fixed	5.74%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 3.50%	CAX08
		5.94%	No fee	Refund of valuation (maximum £630) £300 cashback			CAX56
75%	2-year fixed	6.19%	£995		4% in year 1, 3% in year 2	BBR + 3.50%	CAX09
		6.64%	No fee	Refund of valuation (maximum £630) £300 cashback			CAX57
	5-year fixed	5.84%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 3.50%	CAX10
		6.04%	No fee	Refund of valuation (maximum £630) £300 cashback			CAX58
80%	2-year fixed	6.49%	£995		4% in year 1, 3% in year 2	BBR + 4.00%	CAX11
		6.94%	No fee	Refund of valuation (maximum £630) £300 cashback			CAX59
	5-year fixed	6.14%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 4.00%	CAX12
		6.34%	No fee	Refund of valuation (maximum £630) £300 cashback			CAX60
85%	2-year fixed	6.89%	£995		4% in year 1, 3% in year 2	BBR + 4.00%	CAX13
		7.34%	No fee	Refund of valuation (maximum £630) £300 cashback			CAX61
	5-year fixed	6.44%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 4.00%	CAX14
		6.64%	No fee	Refund of valuation (maximum £630) £300 cashback			CAX62

Almost Prime Tier 3 products

Key criteria

Acceptable adverse		Loan amount	LTV limit	Term	Applicant
Defaults:	2 in 24 months (max £1,500 in 12 months, unlimited thereafter)	Minimum loan size:		Minimum: 5 years	Minimum age: 21 years
CCJ:	1 in 24 months (max £1,000 in 12 months or £2,500 in 24 months)	£25,001		Maximum: 35 years	Maximum age:
Mortgage/secured loan/rent arrears:	1 in 12, 3 in 36 months (worst status)	Maximum loan size:			70 at the end of the mortgage term, providing this is within the stated retirement date.
Unsecured arrears:	Not counted but may affect credit score	£1,000,000	70%		We may consider applicants up to age 75 upon referral, subject to underwriter review and stated retirement date. Maximum age of 85 for non-contributory applicants.
Debt Management Plans: (DMPs)	Allowed if satisfied over 36 months ago	£750,000	80%		Maximum number of applicants: 2
		£500,000	85%		Minimum income: £15,000 (primary applicant)
Defaults, CCJs or secured arrears recorded 3 months before application are not accepted					

LIMITED EDITION

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product code
65%	2-year fixed	6.19%	£995		4% in year 1, 3% in year 2	BBR + 4.00%	CAX15
		6.64%	No fee	Refund of valuation (maximum £630), £300 cashback			CAX63
	5-year fixed	6.14%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 4.00%	CAX16
		6.34%	No fee	Refund of valuation (maximum £630), £300 cashback			CAX64

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product code
70%	2-year fixed	6.39%	£995		4% in year 1, 3% in year 2	BBR + 4.00%	CAX17
		6.84%	No fee	Refund of valuation (maximum £630) £300 cashback			CAX65
	5-year fixed	6.24%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 4.00%	CAX18
		6.44%	No fee	Refund of valuation (maximum £630) £300 cashback			CAX66
75%	2-year fixed	6.59%	£995		4% in year 1, 3% in year 2	BBR + 4.00%	CAX19
		7.04%	No fee	Refund of valuation (maximum £630) £300 cashback			CAX67
	5-year fixed	6.44%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 4.00%	CAX20
		6.64%	No fee	Refund of valuation (maximum £630) £300 cashback			CAX68
80%	2-year fixed	6.89%	£995		4% in year 1, 3% in year 2	BBR + 4.50%	CAX21
		7.34%	No fee	Refund of valuation (maximum £630) £300 cashback			CAX69
	5-year fixed	6.74%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 4.50%	CAX22
		6.94%	No fee	Refund of valuation (maximum £630) £300 cashback			CAX70
85%	2-year fixed	7.29%	£995		4% in year 1, 3% in year 2	BBR + 4.50%	CAX23
		7.74%	No fee	Refund of valuation (maximum £630) £300 cashback			CAX71
	5-year fixed	7.04%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 4.50%	CAX24
		7.24%	No fee	Refund of valuation (maximum £630) £300 cashback			CAX72

Almost Prime Tier 4 products

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) Mortgage/secured loan/rent arrears: 1 in 12, 3 in 36 months (worst status) Unsecured arrears: Not counted but may affect credit score Debt Management Plans: (DMPs) Allowed if satisfied over 36 months ago Defaults, CCJs or secured arrears recorded 3 months before application are not accepted	Minimum loan size: £25,001 Maximum loan size: £1,000,000 70% £750,000 80% £500,000 85%		Minimum: 5 years Maximum: 35 years	Minimum age: 21 years Maximum age: 70 at the end of the mortgage term, providing this is within the stated retirement date. We may consider applicants up to age 75 upon referral, subject to underwriter review and stated retirement date. Maximum age of 85 for non-contributory applicants. Maximum number of applicants: 2 Minimum income: £15,000 (primary applicant)

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product code
LIMITED EDITION 65%	2-year fixed	6.39%	£995		4% in year 1, 3% in year 2	BBR + 4.00%	CAX25
		6.84%	No fee	Refund of valuation (maximum £630), £300 cashback			CAX73
	5-year fixed	6.34%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 4.00%	CAX26
		6.54%	No fee	Refund of valuation (maximum £630), £300 cashback			CAX74

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product code
70%	2-year fixed	6.59%	£995		4% in year 1, 3% in year 2	BBR + 4.00%	CAX27
		7.04%	No fee	Refund of valuation (maximum £630) £300 cashback			CAX75
	5-year fixed	6.44%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 4.00%	CAX28
		6.64%	No fee	Refund of valuation (maximum £630) £300 cashback			CAX76
75%	2-year fixed	6.79%	£995		4% in year 1, 3% in year 2	BBR + 4.00%	CAX29
		7.24%	No fee	Refund of valuation (maximum £630) £300 cashback			CAX77
	5-year fixed	6.64%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 4.00%	CAX30
		6.84%	No fee	Refund of valuation (maximum £630) £300 cashback			CAX78
80%	2-year fixed	7.09%	£995		4% in year 1, 3% in year 2	BBR + 4.50%	CAX31
		7.54%	No fee	Refund of valuation (maximum £630) £300 cashback			CAX79
	5-year fixed	6.94%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 4.50%	CAX32
		7.14%	No fee	Refund of valuation (maximum £630) £300 cashback			CAX80
85%	2-year fixed	7.49%	£995		4% in year 1, 3% in year 2	BBR + 4.50%	CAX33
		7.94%	No fee	Refund of valuation (maximum £630) £300 cashback			CAX81
	5-year fixed	7.24%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 4.50%	CAX34
		7.44%	No fee	Refund of valuation (maximum £630) £300 cashback			CAX82

Near Prime Tier 5 products

Key criteria				
Acceptable adverse		Loan amount	LTV limit	Applicant
Defaults:	5 in 24 months	Minimum loan size: £25,001 Maximum loan size: £1,000,000 70% £750,000 80%	Term Minimum: 5 years Maximum: 35 years	Minimum age: 21 years
CCJ:	3 in 24 months			Maximum age: 70, or 75 upon referral where proof of retirement age is supplied.
Mortgage/secured loan/rent arrears:	1 in 12, 3 in 36 months (worst status)			Maximum number of applicants: 2
Unsecured arrears:	Not counted but may affect credit score			Minimum income: £15,000 (primary applicant)
Debt Management Plans: (DMPs)	Allowed if satisfied over 36 months ago			
Defaults, CCJs or secured arrears recorded 3 months before application are not accepted				

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product code
65%	2-year fixed	6.69%	£995		4% in year 1, 3% in year 2	BBR + 4.00%	CAX35
		7.14%	No fee	Refund of valuation (maximum £630), £300 cashback			CAX83
	5-year fixed	6.74%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 4.00%	CAX36
		6.94%	No fee	Refund of valuation (maximum £630), £300 cashback			CAX84

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product code
70%	2-year fixed	6.79%	£995		4% in year 1, 3% in year 2	BBR + 4.00%	CAX37
		7.24%	No fee	Refund of valuation (maximum £630) £300 cashback			CAX85
	5-year fixed	6.84%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 4.00%	CAX38
		7.04%	No fee	Refund of valuation (maximum £630) £300 cashback			CAX86
75%	2-year fixed	6.99%	£995		4% in year 1, 3% in year 2	BBR + 4.00%	CAX39
		7.44%	No fee	Refund of valuation (maximum £630) £300 cashback			CAX87
	5-year fixed	6.94%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 4.00%	CAX40
		7.14%	No fee	Refund of valuation (maximum £630) £300 cashback			CAX88
80%	2-year fixed	7.19%	£995		4% in year 1, 3% in year 2	BBR + 4.50%	CAX41
		7.64%	No fee	Refund of valuation (maximum £630) £300 cashback			CAX89
	5-year fixed	7.14%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 4.50%	CAX42
		7.34%	No fee	Refund of valuation (maximum £630) £300 cashback			CAX90

Debt Management Plan (DMP) - Tier 1 products

Key criteria

Acceptable adverse	Loan amount	LTV limit	Term	Applicant	Important information
Defaults: 0 in 24 months	Minimum loan size: £25,001		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)	<ul style="list-style-type: none"> Products for customers with active and recently satisfied DMPs. DMPs satisfied over 36 months ago are accepted on our core products. DMPs must have been active for a minimum of 12 months (there is no minimum period of activity for satisfied DMPs). Debt Arrangement Schemes (DAS) are acceptable and will be treated in the same way as a DMP.
CCJ: 0 in 24 months	Maximum loan size: £1,000,000 70%				
Mortgage/secured loan/rent arrears: 0 in 12 months, 1 in 36 months (worst status)	£750,000 80%				
Unsecured arrears: Not counted but may affect customer's credit score	£500,000 85%				

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product code
65%	2-year fixed	5.69%	£995		4% in year 1, 3% in year 2	BBR + 3.50%	DMS27
		6.14%	No fee	Refund of valuation (maximum £630), £300 cashback			DMS75
	5-year fixed	5.44%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 3.50%	DMS28
		5.64%	No fee	Refund of valuation (maximum £630), £300 cashback			DMS76

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product code
70%	2-year fixed	5.89%	£995		4% in year 1, 3% in year 2	BBR + 3.50%	DMS29
		6.34%	No fee	Refund of valuation (maximum £630) £300 cashback			DMS77
	5-year fixed	5.54%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 3.50%	DMS30
		5.74%	No fee	Refund of valuation (maximum £630) £300 cashback			DMS78
75%	2-year fixed	5.99%	£995		4% in year 1, 3% in year 2	BBR + 3.50%	DMS31
		6.44%	No fee	Refund of valuation (maximum £630) £300 cashback			DMS79
	5-year fixed	5.64%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 3.50%	DMS32
		5.84%	No fee	Refund of valuation (maximum £630) £300 cashback			DMS80
80%	2-year fixed	6.29%	£995		4% in year 1, 3% in year 2	BBR + 4.00%	DMS33
		6.74%	No fee	Refund of valuation (maximum £630) £300 cashback			DMS81
	5-year fixed	5.94%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 4.00%	DMS34
		6.14%	No fee	Refund of valuation (maximum £630) £300 cashback			DMS82
85%	2-year fixed	6.69%	£995		4% in year 1, 3% in year 2	BBR + 4.00%	DMS35
		7.14%	No fee	Refund of valuation (maximum £630) £300 cashback			DMS83
	5-year fixed	6.24%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 4.00%	DMS36
		6.44%	No fee	Refund of valuation (maximum £630) £300 cashback			DMS84

Debt Management Plan (DMP) - Tier 2 products

Key criteria

Acceptable adverse	Loan amount	LTV limit	Term	Applicant	Important information
Defaults: 0 in 24 months	Minimum loan size: £25,001		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)	<ul style="list-style-type: none"> Products for customers with active and recently satisfied DMPs. DMPs satisfied over 36 months ago are accepted on our core products. DMPs must have been active for a minimum of 12 months (there is no minimum period of activity for satisfied DMPs). Debt Arrangement Schemes (DAS) are acceptable and will be treated in the same way as a DMP.
CCJ: 0 in 24 months	Maximum loan size: £1,000,000 70%				
Mortgage/secured loan/rent arrears: 0 in 12 months, 1 in 36 months (worst status)	£750,000 80%				
Unsecured arrears: Not counted but may affect customer's credit score	£500,000 85%				

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product code
65%	2-year fixed	5.89%	£995		4% in year 1, 3% in year 2	BBR + 3.50%	DMS37
		6.34%	No fee	Refund of valuation (maximum £630), £300 cashback			DMS85
	5-year fixed	5.64%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 3.50%	DMS38
		5.84%	No fee	Refund of valuation (maximum £630), £300 cashback			DMS86

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product code
70%	2-year fixed	6.09%	£995		4% in year 1, 3% in year 2	BBR + 3.50%	DMS39
		6.54%	No fee	Refund of valuation (maximum £630) £300 cashback			DMS87
	5-year fixed	5.74%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 3.50%	DMS40
		5.94%	No fee	Refund of valuation (maximum £630) £300 cashback			DMS88
75%	2-year fixed	6.19%	£995		4% in year 1, 3% in year 2	BBR + 3.50%	DMS41
		6.64%	No fee	Refund of valuation (maximum £630) £300 cashback			DMS89
	5-year fixed	5.84%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 3.50%	DMS42
		6.04%	No fee	Refund of valuation (maximum £630) £300 cashback			DMS90
80%	2-year fixed	6.49%	£995		4% in year 1, 3% in year 2	BBR + 4.00%	DMS43
		6.94%	No fee	Refund of valuation (maximum £630) £300 cashback			DMS91
	5-year fixed	6.14%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 4.00%	DMS44
		6.34%	No fee	Refund of valuation (maximum £630) £300 cashback			DMS92
85%	2-year fixed	6.89%	£995		4% in year 1, 3% in year 2	BBR + 4.00%	DMS45
		7.34%	No fee	Refund of valuation (maximum £630) £300 cashback			DMS93
	5-year fixed	6.44%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 4.00%	DMS46
		6.64%	No fee	Refund of valuation (maximum £630) £300 cashback			DMS94

Debt Management Plan (DMP) - Tier 3 products

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)	Minimum loan size: £25,001		Minimum: 5 years Maximum: 35 years	Minimum age: 21 years Maximum age: 70, or 75 upon referral where proof of retirement age is supplied	<ul style="list-style-type: none">▶ Products for customers with active and recently satisfied DMPs. DMPs satisfied over 36 months ago are accepted on our core products.▶ DMPs must have been active for a minimum of 12 months (there is no minimum period of activity for satisfied DMPs).▶ Debt Arrangement Schemes (DAS) are acceptable and will be treated in the same way as a DMP.
CCJ:	1 in 24 months (max £1,000 in 12 months or £2,500 in 24 months)	Maximum loan size: £1,000,000	70%			
Mortgage/secured loan/rent arrears:	1 in 12, 3 in 36 months (worst status)	£750,000	80%			
Unsecured arrears:	Not counted but may affect credit score	£500,000	85%		Maximum number of applicants: 2 Minimum income: £15,000 (primary applicant)	
Defaults, CCJs or secured arrears recorded 3 months before application are not accepted						

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product code
65%	2-year fixed	6.19%	£995		4% in year 1, 3% in year 2	BBR + 4.00%	DMS47
		6.64%	No fee	Refund of valuation (maximum £630), £300 cashback			DMS95
	5-year fixed	6.14%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 4.00%	DMS48
		6.34%	No fee	Refund of valuation (maximum £630), £300 cashback			DMS96

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product code
70%	2-year fixed	6.39%	£995		4% in year 1, 3% in year 2	BBR + 4.00%	DMS49
		6.84%	No fee	Refund of valuation (maximum £630) £300 cashback			DMS97
	5-year fixed	6.24%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 4.00%	DMS50
		6.44%	No fee	Refund of valuation (maximum £630) £300 cashback			DMS98
75%	2-year fixed	6.59%	£995		4% in year 1, 3% in year 2	BBR + 4.00%	DMS51
		7.04%	No fee	Refund of valuation (maximum £630) £300 cashback			DMS99
	5-year fixed	6.44%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 4.00%	DMS52
		6.64%	No fee	Refund of valuation (maximum £630) £300 cashback			DMT01
80%	2-year fixed	6.89%	£995		4% in year 1, 3% in year 2	BBR + 4.50%	DMS53
		7.34%	No fee	Refund of valuation (maximum £630) £300 cashback			DMT02
	5-year fixed	6.74%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 4.50%	DMS54
		6.94%	No fee	Refund of valuation (maximum £630) £300 cashback			DMT03
85%	2-year fixed	7.29%	£995		4% in year 1, 3% in year 2	BBR + 4.50%	DMS55
		7.74%	No fee	Refund of valuation (maximum £630) £300 cashback			DMT04
	5-year fixed	7.04%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 4.50%	DMS56
		7.24%	No fee	Refund of valuation (maximum £630) £300 cashback			DMT05

Debt Management Plan (DMP) - Tier 4 products

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)	Minimum loan size: £25,001		Minimum: 5 years Maximum: 35 years	Minimum age: 21 years Maximum age: 70, or 75 upon referral where proof of retirement age is supplied	<ul style="list-style-type: none">▶ Products for customers with active and recently satisfied DMPs. DMPs satisfied over 36 months ago are accepted on our core products.▶ DMPs must have been active for a minimum of 12 months (there is no minimum period of activity for satisfied DMPs).▶ Debt Arrangement Schemes (DAS) are acceptable and will be treated in the same way as a DMP.
CCJ:	1 in 24 months (max £1,000 in 12 months or £2,500 in 24 months)	Maximum loan size: £1,000,000	70%			
Mortgage/secured loan/rent arrears:	1 in 12, 3 in 36 months (worst status)	£750,000	80%			
Unsecured arrears:	Not counted but may affect credit score	£500,000	85%		Maximum number of applicants: 2 Minimum income: £15,000 (primary applicant)	
Defaults, CCJs or secured arrears recorded 3 months before application are not accepted						

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product code
65%	2-year fixed	6.39%	£995		4% in year 1, 3% in year 2	BBR + 4.00%	DMS57
		6.84%	No fee	Refund of valuation (maximum £630), £300 cashback			DMT06
	5-year fixed	6.34%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 4.00%	DMS58
		6.54%	No fee	Refund of valuation (maximum £630), £300 cashback			DMT07

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product code
70%	2-year fixed	6.59%	£995		4% in year 1, 3% in year 2	BBR + 4.00%	DMS59
		7.04%	No fee	Refund of valuation (maximum £630) £300 cashback			DMT08
	5-year fixed	6.44%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 4.00%	DMS60
		6.64%	No fee	Refund of valuation (maximum £630) £300 cashback			DMT09
75%	2-year fixed	6.79%	£995		4% in year 1, 3% in year 2	BBR + 4.00%	DMS61
		7.24%	No fee	Refund of valuation (maximum £630) £300 cashback			DMT10
	5-year fixed	6.64%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 4.00%	DMS62
		6.84%	No fee	Refund of valuation (maximum £630) £300 cashback			DMT11
80%	2-year fixed	7.09%	£995		4% in year 1, 3% in year 2	BBR + 4.50%	DMS63
		7.54%	No fee	Refund of valuation (maximum £630) £300 cashback			DMT12
	5-year fixed	6.94%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 4.50%	DMS64
		7.14%	No fee	Refund of valuation (maximum £630) £300 cashback			DMT13
85%	2-year fixed	7.49%	£995		4% in year 1, 3% in year 2	BBR + 4.50%	DMS65
		7.94%	No fee	Refund of valuation (maximum £630) £300 cashback			DMT14
	5-year fixed	7.24%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 4.50%	DMS66
		7.44%	No fee	Refund of valuation (maximum £630) £300 cashback			DMT15

Debt Management Plan (DMP) - Tier 5 products

Key criteria

Acceptable adverse	Loan amount	LTV limit	Term	Applicant	Important information
Defaults: 5 in 24 months CCJ: 3 in 24 months Mortgage/secured loan/rent arrears: 1 in 12, 3 in 36 months (worst status) Unsecured arrears: Not counted but may affect credit score Defaults, CCJs or secured arrears recorded 3 months before application are not accepted	Minimum loan size: £25,001 Maximum loan size: £1,000,000	70% 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)	<ul style="list-style-type: none"> Products for customers with active and recently satisfied DMPs. DMPs satisfied over 36 months ago are accepted on our core products. DMPs must have been active for a minimum of 12 months (there is no minimum period of activity for satisfied DMPs). Debt Arrangement Schemes (DAS) are acceptable and will be treated in the same way as a DMP.

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product code
LIMITED EDITION 65%	2-year fixed	6.69%	£995		4% in year 1, 3% in year 2	BBR + 4.00%	DMS67
		7.14%	No fee	Refund of valuation (maximum £630), £300 cashback			DMT16
	5-year fixed	6.74%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 4.00%	DMS68
		6.94%	No fee	Refund of valuation (maximum £630), £300 cashback			DMT17

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product code
70%	2-year fixed	6.79%	£995		4% in year 1, 3% in year 2	BBR + 4.00%	DMS69
		7.24%	No fee	Refund of valuation (maximum £630) £300 cashback			DMT18
	5-year fixed	6.84%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 4.00%	DMS70
		7.04%	No fee	Refund of valuation (maximum £630) £300 cashback			DMT19
75%	2-year fixed	6.99%	£995		4% in year 1, 3% in year 2	BBR + 4.00%	DMS71
		7.44%	No fee	Refund of valuation (maximum £630) £300 cashback			DMT20
	5-year fixed	6.94%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 4.00%	DMS72
		7.14%	No fee	Refund of valuation (maximum £630) £300 cashback			DMT21
80%	2-year fixed	7.19%	£995		4% in year 1, 3% in year 2	BBR + 4.50%	DMS73
		7.64%	No fee	Refund of valuation (maximum £630) £300 cashback			DMT22
	5-year fixed	7.14%	£995		4% in years 1 and 2, 3% in years 3 and 4, 2% in year 5	BBR + 4.50%	DMS74
		7.34%	No fee	Refund of valuation (maximum £630) £300 cashback			DMT23

General information

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%.
 - ▶ **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.

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.

Legal representation

Full details of our conveyancing options can be found at [precisemortgages.co.uk/Residential/Conveyancer](https://www.precisemortgages.co.uk/Residential/Conveyancer)

Let to buy

Any application that involves the applicant retaining their existing residential home on a buy to let basis will be classed as a let to buy. We're able to consider lending on the existing property and/or the onward purchase. The maximum LTV is 80% on any application that is part of a let to buy transaction.

We require a consent to let from the existing lender or evidence of refinancing on a buy to let basis.

The remortgage and purchase must complete simultaneously.

Debt Management Plans (DMPs)

For active DMP cases we'll require the following:

- ▶ Reference from the DMP provider confirming:
 - Date of agreement
 - Amount outstanding
 - Details of all creditors including lender, account number, payment, and 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.
- ▶ Completed DMP submission form.

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/Fees	
£450,000	£590	£955			

Other fees

Telegraphic transfer fee	£25	Post offer product switch fee	£70
Redemption administration fee	£40		
<ul style="list-style-type: none"> ▶ 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) 			

Bank of England Base Rate (BBR) and the reversion rate

Reversion rates are variable rates that are linked to the Bank of England base rate. For new applications, any change to BBR will apply on our systems and documentation the next day. For existing accounts, any change to BBR will apply on the day of the change.

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

New build accepted on all products

Maximum LTV:

85% LTV accepted plus 5% builder incentive, minimum customer contribution 10% for both houses and flats.

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.