

## LENDER'S CRITERIA

Maximum loan to value	90% of the purchase price or valuation, whichever is the lower.	
Self-employed applicants	For income purposes, take the higher of the average of the last three years' actual net profit <b>or</b> the latest actual net profit figure if the net profit figure progressively increases year on year.	
Other income	<p>Guaranteed overtime, i.e. employer will confirm in writing that it is guaranteed - take 100%.</p> <p>Regular overtime, i.e. not confirmed as guaranteed, but evidenced by payslips, P60 etc - take 50%.</p> <p>Where an applicant has two sources of income, the full value of both income amounts may be used.</p> <p>Car allowance - take 100% providing it is contractual.</p> <p>Bonuses - use 50% of confirmed bonus for the previous tax year.</p>	
Committed expenditure	<p>Committed expenditure should be deducted from annual income when considering affordability, using the following criteria:</p> <ul style="list-style-type: none"> <li>• For loans, the annual cost of repayments is the committed expenditure amount.</li> <li>• For credit cards, assume a 5% monthly payment of the balance outstanding as committed expenditure.</li> <li>• For maintenance payments, the annual cost of payments is used as committed expenditure.</li> <li>• If an existing mortgage is to remain in place, the monthly payments must be taken into account as committed expenditure.</li> </ul>	
Other	<ul style="list-style-type: none"> <li>• Leasehold properties must have 25 years left to run after the term of the mortgage has expired.</li> </ul>	
Higher lending charge	<ul style="list-style-type: none"> <li>• Up to and including 85% of valuation</li> </ul>	Nil.
	<ul style="list-style-type: none"> <li>• 85.01% to 87.49% of valuation</li> </ul>	7.0% of the amount of the loan over 75% of the valuation.
	<ul style="list-style-type: none"> <li>• 87.5% to 90.0% of valuation</li> </ul>	7.75% of the amount of the loan over 75% of the valuation.
	<ul style="list-style-type: none"> <li>• Loans above 90% (where available)</li> </ul>	8.50% of the amount of the loan over 75% of the valuation.

## LIST OF MORTGAGE PRODUCTS

Type	Interest Rate	Maximum Loan to Value (excluding higher lending charge)	Completion Fee	Early Repayment Charge Period	Early Repayment Charges
Standard variable rate	5.70%	90%	Nil	Nil	Nil
Lifetime discount	4.50%	80%	£300	Nil	Nil
Fixed rate for two years	3.99%	90%	£300	Two years	3%
Fixed rate for two years	2.99%	60%	£500	Two years	4%
Fixed rate for five years	4.99%	90%	£350	Five years	5%
Tracker rate for three years	3.5% ≈	80%	£500	Three years	3%
Discounted rate for two years	3.95% (1.75% off standard variable)	90%	Nil	Two years	3%
Capped rate for three years	4.50%	90%	£300	Three years	4%
Capped rate for five years	5.25%	90%	£350	Five years	4%
Flexible offset mortgage*	4.70%	80%	Nil	Nil	Nil

### \* Flexible offset mortgage

- Daily interest.
- Up to two payment holidays per year.
- Regular overpayments of any amount.
- Lump-sum overpayments – minimum £500 per overpayment.
- Borrow back overpayments – minimum £1,000 per withdrawal.
- Offsetting of saving account interest applies.

### ≈ Tracker Rate

- Rate shown is the charging rate - inclusive of Bank of England base rate plus percentage margin.

## STAMP DUTY LAND TAX

	Residential
Value up to £125,000	0%
£125,001 - £250,000	2%
£250,001 - £925,000	5%
£925,001 - £1,500,000	10%
£1,500,001 and over	12%

- Stamp Duty Land Tax (SDLT) is payable in England, Wales and Northern Ireland only. Land and Buildings Transaction Tax (LBTT) is payable in Scotland at different rates to the above.
- Additional SDLT of 3% may apply to the purchase of additional residential properties purchased for £40,000 or greater.
- SDLT may be charged at 15% on interests in residential dwellings costing more than £500,000 purchased by certain corporate bodies or non-natural persons in some circumstances.