

NEAR PRIME RANGE

Our Near Prime products provide an attractive range that caters for limited adverse circumstances. The products offer both fixed rate and BBR discounted rates. Rates start from 5.49%.

LEGALS INCLUDED ON ALL REMORTGAGES

see back page for details



23 SEPTEMBER 2005

NEAR PRIME RANGE

Very Minor Adverse

VERY MINOR SELF-CERT DISCOUNT

CCJS/DEFAULTS See criteria summary opposite
ARREARS 1 in last 12 months; unsecured - 2 in last 12, currently 1
BANKRUPTCY/IVA Not Allowed

Maximum LTV/Loan Size	75% - £500,000	85% - £350,000	90% - £250,000
INTEREST RATE	BBR + 1.95% LESS discount of 0.75% = 5.70%		
SELF-CERTIFICATION	YES		
DISCOUNT	0.75% to 01 November 2007		
RIGHT TO BUY	not available		
BUY TO LET	not available		

VERY MINOR SELF-CERT FIXED RATE

CCJS/DEFAULTS See criteria summary opposite
ARREARS 1 in last 12 months; unsecured - 2 in last 12, currently 1
BANKRUPTCY/IVA Not Allowed

Maximum LTV/Loan Size	75% - £500,000	85% - £350,000	90% - £250,000
INTEREST RATE	6.54% fixed to 1 November 2007		
SELF-CERTIFICATION	YES		
DISCOUNT	not available		
RIGHT TO BUY	not available		
REVERTS TO	BBR + 1.95%		

SELF CERT BBR TRACKER

CCJS/DEFAULTS 3 CCJs/defaults in last 3 years, to maximum £1,000, satisfied or unsatisfied
ARREARS 1 in last 12 months, up to date at application
BANKRUPTCY/IVA Not allowed

Maximum LTV/Loan Size	75% - £500,000	85% - £300,000
INTEREST RATE	BBR + 1.99% LESS discount of 1.00% = 5.49%	
SELF-CERTIFICATION	YES	
DISCOUNT	1.00% to 01 November 2006	
RIGHT TO BUY	not available	
BUY TO LET	not available	

BBR Currently 4.50%

CRITERIA

This information is only a summary. Please refer to the full lending criteria for a definitive description of the lending terms.
If in doubt, please ring our Mortgage Helpdesk.

VERY MINOR SELF-CERT BBR TRACKER

Age Minimum 21 for all applicants. Maximum 75 at the end of the mortgage term

Loan Size Minimum £25,001 Maximum £500,000 (75% LTV); £350,000 (85% LTV); £250,000 (90% LTV)

Term of loan Minimum 5 years Maximum 30 years

First Time Buyer Acceptable to 85% LTV; maximum loan amount £350,000

Right-to-Buy Not available

Acceptable Adverse CCJs/defaults registered more than three years and satisfied/settled are ignored. One CCJ or default registered 1 - 3 years: maximum £300, satisfied/settled at application. CCJs/defaults in last 12 months: not acceptable.

Maximum 1 missed mortgage/rent payments in last 12 months; can currently be 1 down.

Unsecured: 2 in last 12 months, can currently be 1 down.

Income Multiples

Combined income less than £25,000: 4.25 x main + second or 3.5 x joint up to 75% LTV OR 3.75 x main + second or 3.25 x joint over 75% LTV.

Combined income over £25,000: 4.5 x main + second or 3.75 x joint up to 75% LTV OR 4 x main + second or 3.3 x joint over 75% LTV.

Please note that credit card and loan commitments will be taken into account on the above products if not being repaid.

Please refer to our Mortgage Desk.

Early Repayment Charge 3% in Year 1, 2% in Year 2; thereafter 1 months interest in lieu.

Completion Fee £495, can be added beyond LTV limits

VERY MINOR SELF-CERT FIXED RATE

Age Minimum 21 for all applicants. Maximum 75 at the end of the mortgage term

Loan Size Minimum £25,001 Maximum £500,000 (75% LTV); £350,000 (85% LTV); £250,000 (90% LTV)

Term of loan Minimum 5 years Maximum 30 years

First Time Buyer Acceptable to 85%; maximum loan amount £350,000

Right-to-Buy Not available

Acceptable Adverse CCJs/defaults registered more than three years and satisfied/settled are ignored. One CCJ or default registered 1 - 3 years: maximum £300, satisfied/settled at application. CCJs/defaults in last 12 months: not acceptable.

Maximum 1 missed mortgage/rent payments in last 12 months; can currently

be 1 down. Unsecured: 2 in last 12 months, can currently be 1 down.

Income Multiples

Combined income less than £25,000: 4.25 x main + second or 3.5 x joint up to 75% LTV OR 3.75 x main + second or 3.25 x joint over 75% LTV.

Combined income over £25,000: 4.5 x main + second or 3.75 x joint up to 75% LTV OR 4 x main + second or 3.3 x joint over 75% LTV.

Please note that credit card and loan commitments will be taken into account on the above products if not being repaid.

Please refer to our Mortgage Desk.

Early Repayment Charge 3% during fixed rate period

Completion Fee £495, can be added beyond LTV limits

SELF-CERT BBR TRACKER TO 85% LTV

Age Minimum 20 for all applicants. Maximum 75 at the end of the mortgage term

Loan Size Minimum £40,000 Maximum £500,000 (75% LTV); £300,000 (85% LTV)

Term of Loan Minimum 5 years Maximum 30 years

First Time Buyers Acceptable to 85%; maximum loan amount £300,000

Right To Buy Not available

Acceptable Adverse Maximum of 3 CCJs/default up to £1,000 in last 3 years. CCJs/defaults over 3 years ignored. Bankruptcy not allowed. Maximum 1 missed mortgage payments in last 12 months; up to date at application.

Income Multiples 3.5 + 1 or 2.75 joint up to 85% LTV

Early Repayment Charge 3% in Year 1, 2% in Year 2, 1% in Year 3; thereafter 1 months interest in lieu.

Completion Fee £495, can be added beyond LTV limits

MORTGAGE HELPLINE

0191 260 4500

OPTION: LEGAL FEES INCLUDED AT NO EXTRA COST

ALL our remortgage products are now available **INCLUSIVE OF LEGAL FEES.**

ELIGIBILITY:

Legals Included Remortgages are available on all straightforward Remortgages. To be eligible for Legals Included:

- The property must be in England or Wales;
- The property must be registered with the Land Registry (this has been compulsory since 1997; if the property has changed hands since 1990, it's likely to have been registered);
- Borrower and Owner must remain the same - ie., no change of ownership, no transfer of equity.

We are also able to offer Legals Included Remortgages on Right To Buy properties within the pre-emption period.

We are also able to offer Legals Included in these circumstances:

- Deed Of Postponement: If there is a second charge that is not being redeemed, a Deed of Postponement will be required. As this takes time, it will impact upon the turnaround time.
- Third Party Interests (excluding Deed of Postponement): please refer.

HOW TO USE LEGALS INCLUDED:

- Check eligibility as above - if in doubt, ring our mortgage helpline
- Complete mortgage application form, clearly indicating "Legals Included" alongside the product type
- Ensure that your client has signed your standard deduction authority form

ADDITIONAL CHARGES:

If a case is not a straightforward remortgage, we may still be able to arrange the legal service for you, but additional charges may be incurred. Please refer for details.

This is a summary only. For full details, please refer.



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