

Key strengths

- High LTVs for remortgage and self cert
- Ignore CCJs satisfied over 12 months
- Ignore CCJs registered over 24 months
- Ignore CCJs less than £100
- Ignore arrears over 12 months old
- Ignore all defaults
- All packagers have on-site Offer production
- No minimum trading period on self certification
- Just 6 months trading period on status
- Income multiples up to 5+1 or 3.5 x joint
- First time buyer and employed self certification
- Heavy Adverse - proof of mortgage payments not always required
- LIBOR is currently 4.66%*
- Capital raising - any legal purpose
- Buy-to-let with no rental cover
- No Higher Lending Charge

Criteria							Rate plus additions			
Maximum LTV / Loan size	CCJs (total per application)	Mortgage arrears (purchase)	Mortgage arrears (remortgage)	IVA / Bankruptcy (cleared mths ago)	Status income calculation	Self cert income calculation	Base LIBOR	Base loading	Remort-gage	Self cert
Stepped Light - 2.5% discount in year 1, 1.5% in year 2, 1% in year 3.										
90% to £350k	£0k	0	0	36	4+1/ 3 jt	4+1/ 3 jt	4.66%	2.99%	0.00%	0.00%
85% to £500k	£0k	0	0	36	5+1/ 3.5 jt	4+1/ 3 jt	4.66%	2.99%	0.00%	0.00%
Maximum LTV 80% on let-to-buy or if any other mortgages outstanding. FTBs: Maximum loan size is £250,000. Applicant must have a minimum of 2 active credit agreements with a minimum aggregate facility of £2,500. These must have been conducted satisfactorily for the last six months (in the absence of CAIS data, proof of the agreements must be provided). Properties in Scotland restricted to mainland & Isle of Skye only. Not available on Right to Buy										
Stepped Maxi - 2.25% discount in year 1, 1.00% in year 2, 0.50% in year 3.										
90% to £350k	£1k	1**	1**	12	4+1/ 3 jt	4+1/ 3 jt	4.66%	4.25%	0.00%	0.00%
85% to £500k	£1k	1**	1**	12	5+1/ 3.5 jt	4+1/ 3 jt	4.66%	3.60%	0.00%	0.00%
Maximum LTV 80% on let-to-buy or if any other mortgages outstanding. FTBs: Maximum loan size for self certification is £250,000. Properties in Scotland restricted to mainland & Isle of Skye only. Not available on Right to Buy										
Buy-to-let - 2% discount in year 1.										
80% to £300k	0.5k	0	0	36	n/a	n/a	4.66%	2.70%	0.50%	n/a
80% to £300k	£7.5k	3***	3***	12	n/a	n/a	4.66%	3.25%	0.50%	n/a
70% to £400k	£7.5k	no max*****	no max*****	0	140%*****	n/a	4.66%	2.70%	0.50%	n/a
Rental income only applicable on 70% (no max arrears plan) and must be at least 140% of the interest only payment calculated at the reversionary rate. Min age is 25 years. Must be current property owners & have an alternative source of income other than rental. A 6 month Assured Shorthold Tenancy (AST) agreement will be required. Properties in Scotland restricted to mainland & Isle of Skye only.										
Light Adverse - 2% discount in year 1.										
90% to £350k	£3k	2***	2***	12	4+1/ 3 jt	4+1/ 3 jt	4.66%	3.70%	0.10%	0.75%
85% to £500k	£3k	2***	2***	12	5+1/ 3.5 jt	4+1/ 3 jt	4.66%	3.20%	0.10%	0.25%
80% to £500k	£3k	2***	2***	12	5+1/ 3.5 jt	4+1/ 3 jt	4.66%	2.70%	0.10%	0.25%
75% to £500k	£3k	2***	2***	12	5+1/ 3.5 jt	4.5+1/ 3.25 jt	4.66%	2.35%	0.10%	0.10%
70% to £500k	£3k	2***	2***	12	5+1/ 3.5 jt	4.5+1/ 3.25 jt	4.66%	2.30%	0.10%	0.10%
Properties in Scotland restricted to mainland & Isle of Skye only.										
Medium Adverse - 2% discount in year 1.										
90% to £350k	£7.5k	3***	3***	12	4+1/ 3 jt	4+1/ 3 jt	4.66%	4.20%	1.50%	0.75%
85% to £500k	£7.5k	3***	3***	12	5+1/ 3.5 jt	4+1/ 3 jt	4.66%	3.70%	0.50%	0.50%
80% to £500k	£7.5k	3***	3***	12	5+1/ 3.5 jt	4+1/ 3 jt	4.66%	2.80%	0.25%	0.25%
75% to £500k	£7.5k	3***	3***	12	5+1/ 3.5 jt	4+1/ 3 jt	4.66%	2.50%	0.10%	0.10%
70% to £500k	£7.5k	3***	3***	12	5+1/ 3.5 jt	4.5+1/ 3.25 jt	4.66%	2.35%	0.10%	0.10%
Properties in Scotland restricted to mainland & Isle of Skye only.										
Heavy Adverse - 2% discount in year 1.										
90% to £350k	£10k	3***	3***	0	4+1/ 3 jt	4+1/ 3 jt	4.66%	4.70%	1.50%	0.75%
85% to £500k	no max	no max*****	9****	0	5+1/ 3.5 jt	4+1/ 3 jt	4.66%	4.20%	0.75%	0.75%
80% to £500k	no max	no max*****	9****	0	5+1/ 3.5 jt	4+1/ 3 jt	4.66%	3.15%	0.25%	0.25%
75% to £500k	no max	no max*****	9****	0	n/a	4+1/ 3 jt	4.66%	2.70%	0.25%	0.25%
75% to £500k	no max	no max*****	no max*****	0	5+1/ 3.5 jt	n/a	4.66%	2.70%	0.25%	n/a
70% to £500k	no max	no max*****	no max*****	0	5+1/ 3.5 jt	4.5+1/ 3.25 jt	4.66%	2.50%	0.25%	0.25%
On Heavy Adverse products where proof of mortgage payments is required and the existing mortgage is with a non conforming lender, the last 3 payments should have been made in full. Properties in Scotland restricted to mainland & Isle of Skye only.										
Right to Buy - 2% discount in year 1.										
Light Adverse - 2% discount in year 1										
85% to £250k	£3k	2***	2***	12	5+1/ 3.5 jt	4+1/ 3 jt	4.66%	3.50%	0.10%	0.50%
Medium Adverse - 2% discount in year 1										
85% to £250k	£7.5k	3***	3***	12	5+1/ 3.5 jt	4+1/ 3 jt	4.66%	3.90%	0.50%	0.50%
Heavy Adverse - 2% discount in year 1										
80% to £250k	no max	9****	9****	0	5+1/ 3.5 jt	4+1/ 3 jt	4.66%	4.00%	0.50%	0.50%
All Right to Buy products have a minimum advance of £35,000. These are not yet available in Scotland										

Notes

- * Next reset date is 15th October 2005.
- ** Missed payment can be any during the last 12 months
- *** Maximum of 1 missed payment in the last 3 months. Refer for full details.
- **** On remortgages: Maximum of 2 missed payments in the last 3 months.
- ***** The factor by which the rental income must exceed the interest only payment calculated at the reversionary rate.
- ***** Rooftop do not require proof of mortgage payments nor a CAIS credit search. Public record/voters roll only.

Basic lending criteria for Rooftop

Applications

- Available to employed and self employed applicants.
- Minimum age 18 years old (owner occupied).
- Minimum age 25 years for BTL.
- Maximum age at the term end is 75 years old.
- Minimum term 5 years, maximum 40 years.
- All repayment types. Life cover is not required.
- Purchase and remortgage including capital raising for all legal purposes.

Loan sizes

- Minimum £25,001 (owner occupied).
- Minimum loan size £35,000 for BTL and RTB.

Interest

- The underlying rate is reset in accordance to LIBOR.
 - The reset dates are 15 Jan / April / July / October.
- Interest is calculated monthly in arrears.

First time buyers (See 'Stepped Light' & Stepped Maxi' product grid for criteria restrictions)

- Applicants who have not had a mortgage in the last 12 months.
- Applicants do not have to be on the voters roll or have active CAIS data. If this is the case, they must supply 24 months proof of residency instead.

Income

- Applicant 1: £10k minimum in London and the South East or £8k minimum elsewhere.
- No minimum for applicant 2.

Arrears

- Stepped Light, Stepped Maxi, Light and Medium: 12 month's history is required.
- Heavy Adverse
Proof of mortgage payments is not required for the following:
 - Purchases up to 85% LTV
 - Remortgages up to 75% Status (70% Self Cert)

If proof of mortgage payments is required then:

- Prime lender, maximum 9 missed payments in last 12 months, of which no more than 2 missed in the last 3 months
- Non-conforming lender, last 3 payments must have been paid in full

Repossession

- Repossessions refer all cases.

Bankruptcy/IVA

- Bankruptcies must be discharged. Reason must be obtained. Discharge certificate required.
- Satisfactory IVA conduct required on all products.

Proof of residency

- FTB not on voters roll at current address MUST provide 24 months POR
- Foreign nationals MUST provide 36 months POR
- EU citizens MUST provide 12 months POR
- All other applicants only required to provide POR at current if not on voters roll.

Foreign Nationals

- Permanent Rights to reside not required
- Applicants must have lived in UK for 3 years
- Applicants must have a minimum 12 months unexpired on visa.

Right to Buy

- Available on Light, Medium & Heavy products.
- No tenancy reference required.
- Any solicitor subject to usual restrictions.
- Compulsory Title Insurance for purchase and remortgage
- Not yet available in Scotland.

Unacceptable property types

- Freehold flats / maisonettes / studio flats.
- Ex local authority flats or maisonettes in blocks of more than 4 storeys.
- Properties over commercial or with any element of commercial usage.
- Concrete, steel frame or Pre fabs.
- Under the Housing Defects Act.
- Timber framed pre 1965.
- Agricultural restrictions.
- Properties under 10 years without certificates.
- Leasehold: minimum term 50 years before the mortgage starts and 35 years after it finishes.

Employed Status

- Minimum 1 year continuous employment.
- Probationers by referral.

Employed Self Cert

- Minimum 1 year continuous employment.
- Letter confirming employment.
- Client declaration of income form.

Self Employed Status

- Minimum 6 months continuous trading.
- Last net profit figure & projection.
- Accountant required.

Self Employed Self Cert

- No minimum period for self certification.
- Proof of correspondence with Inland Revenue or business bank statement or accountant's letter.
- Stepped Light FTB *must* have qualified accountant who can confirm affordability.

Portability

- Subject to new loan fitting criteria and being for at least the same amount.

Early repayment charge

- 6% of the amount redeemed in the first 3 years. Thereafter 1% or 4 week's notice in lieu.

Fees (can all be added within 90% LTV)

- Completion fee £499
- Funds transfer £45
- Optional L&E remortgage title insurance for express completion £150
- Right to Buy title insurance £150