

RESIDENTIAL PRODUCT RATES (CORRECT AS AT 3RD NOVEMBER 2017)

	VIDA 1	VIDA 2	VIDA 3	VIDA 4	VIDA 5	VIDA 6
Combined total of CCJs & Defaults Do not count/ignore: CCJs registered/Defaults more than 24 months ago, or any individual CCJs/Defaults less than £250 (for Vida 1 - 3), or less than £500 (Vida 4-6)	No Registered CCJ or Default worth £250 or more in last 24 Months	0 in last 12 months of £250 or more 1 Registered CCJ or 1 Default in last 24 Months	0 in last 12 months of £250 or more 2 Registered CCJs or Defaults in last 24 Months (including max 1 unsecured default)	0 in last 9 months of £500 or more 3 Registered CCJs or Defaults in the last 24 months (including max 2 unsecured defaults)	0 in last 6 months of £500 or more 3 Registered CCJs or Defaults in last 24 months (including max 3 unsecured defaults)	0 in last 6 months of £500 or more 4 Registered CCJs or Defaults in last 24 months (including max 3 unsecured defaults)
Missed Mortgage/Secured Loan Payments	0 missed payments in last 36 months	0 missed payments in last 12 months	0 missed payments in last 12 months	0 missed payments in last 9 months	0 missed payments in last 6 months	0 missed payments in last 6 months
Maximum Worst Status	1 in last 36 months	1 in last 24 months	2 in last 24 months	2 in last 24 months	2 in last 24 months	3 in last 24 months
Unsecured credit/loan arrears (e.g. credit cards, catalogues, and personal loans) UPDATED	3 missed payments up to a combined total of £250 in the last 6 months Max product LTV 80%			3 missed payments up to a combined total of £250 in the last 6 months Max product LTV 75%		
Maximum Current Status and outstanding value	1 up to £500	1 up to £1,000	1 up to £1,500	2 up to £1,000	2 up to £1,500	3 up to £1,500
Debt Management Plans	Considered providing satisfactorily conducted					
Bankruptcy/IVA/DRO	Discharged over 6 years					
Debt Consolidation UPDATED	Available up to 70% LTV excluding fees. Above 70% LTV, debt consolidation is limited to 50% of the capital raising amount					
Previous Property Repossession	Customers repossessed in the last 10 years are not acceptable					
Adverse Criteria	Assessed on total combined adverse from all applicants					

NEW RESIDENTIAL RANGE HIGHLIGHTS

Selected Vida 1 and Vida 2 fixed rates and fee savers repriced

10 products decreased by up to 0.25%

Up to 3 unsecured arrears now allowed in the last 6 months

2 YEAR VARIABLE FROM COMPLETION

Max LTV (excluding fees)	VIDA 1	VIDA 2	VIDA 3	VIDA 4	VIDA 5	VIDA 6
85%	3.69% VVR + 1.39%	4.04% VVR + 1.74%	4.64% VVR + 2.34%	5.14% VVR + 2.84%	-	-
80%	3.34% VVR + 1.04%	3.59% VVR + 1.29%	4.39% VVR + 2.09%	4.89% VVR + 2.59%	5.14% VVR + 2.84%	-
75%	2.99% VVR + 0.69%	3.54% VVR + 1.24%	4.24% VVR + 1.94%	4.64% VVR + 2.34%	4.94% VVR + 2.64%	5.14% VVR + 2.84%
70%	2.89% VVR + 0.59%	3.09% VVR + 0.79%	3.79% VVR + 1.49%	4.24% VVR + 1.94%	4.79% VVR + 2.49%	5.09% VVR + 2.79%
65%	-	-	3.74% VVR + 1.44%	4.04% VVR + 1.74%	4.69% VVR + 2.39%	4.94% VVR + 2.64%
60%	-	-	-	-	-	4.84% VVR + 2.54%
Interest Only	Up to 75% LTV. Add 0.30% to initial rate			Not Available		
Product Fee (can be added to the loan above Max LTV)	£995			£1,495		
Revert Rate	Up to 75% LTV: 4.89% (VVR + 2.59%) 75.01-85% LTV: 5.39% (VVR + 3.09%)			Up to 70% LTV: 4.99% (VVR + 2.69%) 70.01-85% LTV: 5.39% (VVR + 3.09%)		
ERC (Years 1 / 2)	3% / 2% (from completion)					
Maximum Loan (including fees)	Up to 75% LTV: £1m 75.01% LTV or higher: £500k			£500k		

Exclude fees when calculating Maximum LTV, include fees when calculating Maximum Loan

Vida Variable Rate (VVR) is:

2.30%

RESIDENTIAL PRODUCT RATES

2 YEAR FIXED FROM COMPLETION						
Max LTV (excluding fees)	VIDA 1	VIDA 2	VIDA 3	VIDA 4	VIDA 5	VIDA 6
85%	4.19%	4.44%	5.19%	5.69%	-	-
80%	3.94%	4.09%	4.79%	5.34%	5.54%	-
75%	3.44%	3.84%	4.64%	5.04%	5.34%	5.54%
70%	3.04%	3.54%	3.79%	4.54%	5.14%	5.49%
65%	-	-	3.74%	4.24%	5.09%	5.34%
60%	-	-	-	-	-	5.29%
Interest Only	Up to 75% LTV. Add 0.30% to initial rate		Not Available			
Product Fee (can be added to the loan above Max LTV)	£995			£1,495		
Revert Rate	Up to 75% LTV: 4.89% (VVR + 2.59%) 75.01-85% LTV: 5.39% (VVR + 3.09%)			Up to 70% LTV: 4.99% (VVR + 2.69%) 70.01-85% LTV: 5.39% (VVR + 3.09%)		
ERC (Years 1 / 2)	3% / 2% (from completion)					
Maximum Loan (including fees)	Up to 75% LTV: £1m 75.01% LTV or higher: £500k			£500k		

5 YEAR FIXED FROM COMPLETION						
Max LTV (excluding fees)	VIDA 1	VIDA 2	VIDA 3	VIDA 4	VIDA 5	VIDA 6
85%	4.79%	4.99%	5.49%	5.99%	-	-
80%	4.44%	4.69%	5.14%	5.54%	5.79%	-
75%	4.04%	4.44%	4.99%	5.34%	5.54%	5.69%
70%	3.54%	3.99%	4.64%	4.99%	5.29%	5.59%
65%	-	-	4.24%	4.69%	5.14%	5.39%
60%	-	-	-	-	-	5.34%
Interest Only	Up to 75% LTV. Add 0.30% to initial rate		Not Available			
Product Fee (can be added to the loan above Max LTV)	£995			£1,495		
Revert Rate	Up to 75% LTV: 4.89% (VVR + 2.59%) 75.01-85% LTV: 5.39% (VVR + 3.09%)			Up to 70% LTV: 4.99% (VVR + 2.69%) 70.01-85% LTV: 5.39% (VVR + 3.09%)		
ERC (Years 1 / 5)	3% / 2% / 2% / 2% / 1% (from completion)					
Maximum Loan (including fees)	Up to 75% LTV: £1m 75.01% LTV or higher: £500k			£500k		

Exclude fees when calculating Maximum LTV, include fees when calculating Maximum Loan

Procurator Fee	0.40%
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RESIDENTIAL HIGHLIGHTS

INTEREST ONLY
Up to 75% interest only
Allows own investment vehicle or downsizing

'LET TO BUY' - RENT OUT AND MOVE
All products/schemes up to 85% LTV Resi, 80% BTL

FIRST TIME BUYERS
Up to 85% LTV and product fee can be added
Full gifted deposits accepted
Any scheme, no first time buyer restrictions or additional rates

'BUY TOGETHER' MORTGAGES
Up to 4 applicants accepted with all incomes considered
Main applicant minimum age 21

FEE SAVER RANGE
No product fee
Up to £650 valuation fee refund
Free standard legals on remortgages

CONTRACTORS & SHORT WORK HISTORY
6 months contract or a rolling 3 month contract renewed at least once
Only 1 year track record of employment in the same line of work required

IMPAIRED CREDIT HISTORY
Small or life events allowable
Debt Management Plans considered
Minor unsecured arrears in the last 6 months considered

RIGHT TO BUY PURCHASE
Any product level, up to 95% of the discounted purchase price. Same max loan limits and criteria
Flats up to 80% LTV
High rise considered

SELF EMPLOYED
1 year's verified accounts or SA302
Dividends and net profit included
Eligible for all products

BORROWING IN OR INTO RETIREMENT
Up to 85 at end of term
Current income used if retirement more than 10 years away
Affordability includes 100% pension income

MINIMUM INCOME £15k
For at least 1 applicant
Income from second jobs accepted - 12 month history required

RESIDENTIAL PRODUCT RATES - FEE SAVER RANGE

FEE SAVER - 2 YEAR FIXED FROM COMPLETION						
Max LTV (excluding fees)	VIDA 1	VIDA 2	VIDA 3	VIDA 4	VIDA 5	VIDA 6
85%	4.59%	4.84%	5.59%	6.09%	-	-
80%	4.34%	4.49%	5.19%	5.74%	5.94%	-
75%	3.84%	4.24%	5.04%	5.44%	5.74%	5.94%
70%	3.44%	3.94%	4.19%	4.94%	5.54%	5.89%
65%	-	-	4.14%	4.64%	5.49%	5.74%
60%	-	-	-	-	-	5.69%
Interest Only	Up to 75% LTV. Add 0.30% to initial rate		Not Available			
Product Fee	No Product Fee					
Revert Rate	Up to 75% LTV: 4.89% (VVR + 2.59%) 75.01-85% LTV: 5.39% (VVR + 3.09%)			Up to 70% LTV: 4.99% (VVR + 2.69%) 70.01-85% LTV: 5.39% (VVR + 3.09%)		
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FEE SAVER - 2 YEAR VARIABLE FROM COMPLETION						
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85%	4.09% VVR + 1.79%	4.44% VVR + 2.14%	5.04% VVR + 2.74%	5.54% VVR + 3.24%	-	-
80%	3.74% VVR + 1.44%	3.99% VVR + 1.69%	4.79% VVR + 2.49%	5.29% VVR + 2.99%	5.54% VVR + 3.24%	-
75%	3.39% VVR + 1.09%	3.94% VVR + 1.64%	4.64% VVR + 2.34%	5.04% VVR + 2.74%	5.34% VVR + 3.04%	5.54% VVR + 3.24%
70%	3.29% VVR + 0.99%	3.49% VVR + 1.19%	4.19% VVR + 1.89%	4.64% VVR + 2.34%	5.19% VVR + 2.89%	5.49% VVR + 3.19%
65%	-	-	4.14% VVR + 1.84%	4.44% VVR + 2.14%	5.09% VVR + 2.79%	5.34% VVR + 3.04%
60%	-	-	-	-	-	5.24% VVR + 2.94%
Interest Only	Up to 75% LTV. Add 0.30% to initial rate		Not Available			
Product Fee	No Product Fee					
Revert Rate	Up to 75% LTV: 4.89% (VVR + 2.59%) 75.01-85% LTV: 5.39% (VVR + 3.09%)			Up to 70% LTV: 4.99% (VVR + 2.69%) 70.01-85% LTV: 5.39% (VVR + 3.09%)		
ERC (Years 1 / 2)	3% / 2% (from completion)					
Maximum Loan (including fees)	Up to 75% LTV: £1m 75.01% LTV or higher: £500k			£500k		

Exclude fees when calculating Maximum LTV, include fees when calculating Maximum Loan

Procuration Fee	0.40%
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FEE SAVER - 5 YEAR FIXED FROM COMPLETION						
Max LTV (excluding fees)	VIDA 1	VIDA 2	VIDA 3	VIDA 4	VIDA 5	VIDA 6
85%	5.04%	5.24%	5.74%	6.24%	-	-
80%	4.69%	4.94%	5.39%	5.79%	6.04%	-
75%	4.29%	4.69%	5.24%	5.59%	5.79%	5.94%
70%	3.79%	4.24%	4.89%	5.24%	5.54%	5.84%
65%	-	-	4.49%	4.94%	5.39%	5.64%
60%	-	-	-	-	-	5.59%
Interest Only	Up to 75% LTV. Add 0.30% to initial rate		Not Available			
Product Fee	No Product Fee					
Revert Rate	Up to 75% LTV: 4.89% (VVR + 2.59%) 75.01-85% LTV: 5.39% (VVR + 3.09%)			Up to 70% LTV: 4.99% (VVR + 2.69%) 70.01-85% LTV: 5.39% (VVR + 3.09%)		
ERC (Years 1 / 5)	3% / 2% / 2% / 2% / 1% (from completion)					
Maximum Loan (including fees)	Up to 75% LTV: £1m 75.01% LTV or higher: £500k			£500k		

FEE SAVER PRODUCT FEATURES	
<ul style="list-style-type: none"> • £0 Product Fee • Refund of Valuation and Assessment Fee (maximum £650)* • Free standard remortgage legal services** 	<p>*The standard valuation and assessment fee is payable upon application, but is refunded (up to a maximum of £650) within 30 days of completion into the mortgage direct debit account.</p> <p>**When applying for a Fee Saver remortgage simply click 'free legals' on the mortgage details page of our portal. Vida Homeloans will cover the costs for standard remortgage legal/conveyancing work using our nominated firm of solicitors. Any additional legal work which is not part of standard conveyancing will be payable by your customer directly to the lender-nominated firm, who will provide a quotation for any extra work before it is carried out. Not available for properties with no outstanding mortgage. Any additional fees or charges that may be payable in respect of leasehold properties under the terms of the lease are excluded and will be payable by the borrower, and the mortgage can only complete if there are no outstanding service charges or ground rent on the leasehold property.</p>

Don't forget, if you are searching our products on a sourcing system, tick 'Valuation Fee Refunded' and 'Free Legals' to ensure you can see our competitive Fee Saver range.

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