

# NEW Premium Self-Build

LTV 75%



platinum  options ltd

- Higher LTV than our standard Self-Build Product
- Up to a max of three properties being built, one of which to be subsequent main residence
- No ERCs applied

\*We do not apply an upper age limit where there is acceptable ongoing income to support monthly mortgage repayments.

Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and Prudential Regulation Authority. Firm reference number: 157260

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## PREMIUM SELF-BUILD

Max Term	<b>3 Years</b>
Variable Rate Interest-Only	4.19%
Available for	Knock down & re-build, Refurbishment
Repayment Type	Interest-Only
APRC Interest-Only	5.5%
Min/Max mortgage	£75,000 - £2,000,000
Max LTV Interest-Only	75%*
Arrangement fee	By arrangement (Minimum £1,000)
Admin fee	£100 (Refunded upon completion)
ERCs	None

\*Refer to Society Lending Criteria Guidelines or contact our BDMS

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## BORROWER

No upper age limit, provided there is ongoing income to support the borrowing

Up to four borrowers per application

## INCOME AND EMPLOYMENT OR SELF-EMPLOYMENT

Ability to gross up certain income, such as maintenance

Most UK based incomes considered

Contract workers/Self-employed

Applicants whose income comes from short term contracts will be considered subject to a proven track record of a minimum of one year. Track records of less than one year will be considered if the applicants are contracting within an existing profession

Applicants who have been a sole trader/in a partnership and then switched to a Limited Company - we view this as a continuity

## PROPERTY

Properties with two kitchens considered (dependent on usage)

Properties that have an annexe (or similar) which the applicant intends to use either for family or friends or to be let out on an AST or as a holiday let. Less than 50% of the total floor area to be let

Two or three properties or flats on one Title - if part owner occupied we need to know how the other units will be used (if part of the property is let, there must be a separate AST in place on each unit). The owner occupied part will need to be at least 50% of the total floor area

No restriction on the amount of land included on the Title as long as the floor area to be occupied by the borrowers accounts for at least 50% of the total floor area of all of the buildings

Agricultural restrictions considered up to 50% LTV as long as they can satisfy the restriction

Mixed commercial/residential properties where the residential area must be at least 50% of the overall footprint

Traditional and modern properties. Unique properties including Grade II listed properties and thatched

Knock down and re-build or the purchase of land with planning permission

Refurbishment, i.e. converting a house that is currently divided into two flats, back into one single dwelling

Property to be purchased at auction not considered

## GENERAL CRITERIA

No minimum property/land ownership period

Mortgages considered on unencumbered properties

Gifted deposits and equity (must be from a family member)

We do not credit score, we offer a manual underwriting process and work with you every step of the way