

# Residential Mortgages

## 24 November 2021

For Intermediary use only



Heritage:  
170 years old



Manual  
underwriting



Bespoke  
decisions



Online  
submission



## WHAT'S SPECIAL ABOUT SAFFRON FOR INTERMEDIARIES

You probably have two types of applications on your desk. There's the big pile - the straightforward ones. They're simple because they fit the criteria demanded by most lenders. Then there's the little pile. The ones where the applicant has unusual circumstances or the property is out-of-the-ordinary. The self-employed and people with irregular income. The odd properties, self-build projects. These are the tough ones. So make them simple. Call Saffron first. We are experts in specialist mortgages with a more flexible approach to many other lenders that's based on people, not products. Our underwriters examine every application. They work harder, delve deeper and may even ask you a few more questions. Sure, this may take a little more time but it's good news for you because we're often able to say the one word your customers want to hear most: **Yes**

We can also help borrowers facing everyday situations such as buying a first home, moving to another home or remortgaging.

*If one of our existing mortgages doesn't quite fit, then we may be able to tailor a mortgage to suit their precise needs.*



Mortgage



1. \_\_\_\_\_
2. \_\_\_\_\_

# FIRST TIME BUYER

Available to first time buyers looking to purchase their first home.

Initial Rate	Product Term	Revert Rate	Arrangement Fee		LTV
2.37% (Fixed)	2 Years until 30.06.2024	4.39% (SVR-1.00%)	£999		90%
Purpose	Portable	ERC	APRC	Procuration Fee	SBS Code
Purchase	Yes	2.00%* for two years	4.2%	0.35%	DR0944

Initial Rate	Product Term	Revert Rate	Arrangement Fee		LTV
2.77% (Fixed)	2 Years until 30.06.2024	4.39% (SVR-1.00%)	£999		95%
Purpose	Portable	ERC	APRC	Procuration Fee	SBS Code
Purchase	Yes	2.00%* for two years	4.3%	0.35%	DR0946

Initial Rate	Product Term	Revert Rate	Arrangement Fee		LTV
3.17% (Fixed)	2 Years until 30.04.2024	4.39% (SVR-1.00%)	None		90%
Purpose	Portable	ERC	APRC	Procuration Fee	SBS Code
Purchase	Yes	2.00%* for two years	4.3%	0.35%	DR0916

Initial Rate	Product Term	Revert Rate	Arrangement Fee		LTV
3.27% (Fixed)	2 Years until 30.04.2024	4.39% (SVR-1.00%)	None		95%
Purpose	Portable	ERC	APRC	Procuration Fee	SBS Code
Purchase	Yes	2.00%* for two years	4.3%	0.35%	DR0918

Initial Rate	Product Term	Revert Rate	Arrangement Fee		LTV
2.77% (Fixed)	5 Years until 30.06.2027	4.39% (SVR-1.00%)	None		90%
Purpose	Portable	ERC	APRC	Procuration Fee	SBS Code
Purchase	Yes	3.00%* for five years	4.0%	0.35%	DR0945

Initial Rate	Product Term	Revert Rate	Arrangement Fee		LTV
3.17% (Fixed)	5 Years until 30.06.2027	4.39% (SVR-1.00%)	None		95%
Purpose	Portable	ERC	APRC	Procuration Fee	SBS Code
Purchase	Yes	3.00%* for five years	4.1%	0.35%	DR0947

## Product Criteria 90% LTV

- Free valuation fees
- Gifted Deposits acceptable
- Minimum age 21
- Repayment only
- Minimum loan size: £30,000
- Maximum loan size: £500,000
- Minimum Mortgage term: 5 years
- Maximum Mortgage term: 40 Years
- We allow new build houses up to 95% LTV, new build flats restricted to 75% LTV

\*Overpayments of up to 10% of the original loan amount per annum are allowed without penalty  
**The interest rate charged will not fall below 2.00% (the minimum interest rate) at any point during the mortgage.**

## Product Criteria 95% LTV

- Free valuation fees
- Gifted Deposits acceptable
- Minimum age 21
- Repayment only
- Max 95% LTV inclusive of fees
- Minimum loan size: £30,000
- Maximum loan size: £500,000
- Minimum Mortgage term: 5 years
- Maximum Mortgage term: 40 Years
- We allow new build houses up to 95% LTV, new build flats restricted to 75% LTV

\*Overpayments of up to 10% of the original loan amount per annum are allowed without penalty  
**The interest rate charged will not fall below 2.00% (the minimum interest rate) at any point during the mortgage.**

# SELF BUILD AND CUSTOM BUILD MORTGAGE

Available to self-builders who want to buy a plot of land to build a new house or refurbish an existing structure for their own occupation. Funds for the project can be drawn down in flexible stage payments. Available to First Time Buyers. Available for custom-build. For custom-build applications, please select the self-build product and mark as custom-build in the notes section.



Initial Rate	Product Term	Revert Rate	Arrangement Fee	LTV	
3.99% (SVR -1.40%)	24 months	4.39% (SVR-1.00%)	1.00%	<b>65%</b> of purchase price <b>100%</b> of the build costs <b>75%</b> max Gross Development Value	
Purpose	Portable	ERC	APRC	Procurement Fee	SBS Code
Purchase & Remortgage	No	None	4.6%	0.50%	DR0764

Initial Rate	Product Term	Revert Rate	Arrangement Fee	LTV	
4.19% (SVR -1.20%)	24 months	4.39% (SVR-1.00%)	1.00%	<b>80%</b> of purchase price <b>80%</b> of the build costs <b>80%</b> max Gross Development Value	
Purpose	Portable	ERC	APRC	Procurement Fee	SBS Code
Purchase & Remortgage	No	None	4.7%	0.50%	DR0765

## Specific Product Criteria

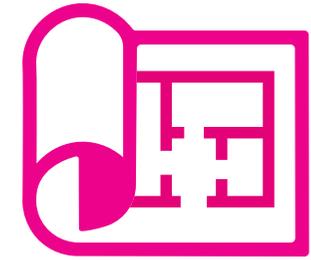
- **Loan must be fully serviced by applicants' income**
- **Outline Planning permission** required at application
- **Full planning permission** and building regulations required before offer
- Full breakdown of works together with **costings and architectural drawings** required
- **Funds can be drawn down in flexible stage payments** to suit the clients' needs (no more than one drawdown per month) subject to re-inspection. Re-inspection fees can be found on our website.
- **Retained funds** must be drawn within the first 24 months or will be removed from the loan
- **A new home warranty/certificate** is required from one of the following:
  - NHBC
  - Premier Guarantee
  - BLP
  - ICW Limited
  - Buildzone
  - LABC
- **Application Fee £300**

## Product Detail

- Minimum age 21
- Minimum term 5 Years
- Maximum term 40 Years
- Owner Occupied only
- Minimum loan size: £30,000. Maximum loan size: £1,000,000. Loans over this are priced on a bespoke basis and have restricted LTV's
- Interest only or repayment
- Interest only subject to meeting lending policy and having an acceptable repayment strategy
- If the mortgage is taken out on a repayment basis, interest only is available for the build period up to a maximum of 24 months. You must explain the consequences of this to your client and evidence this in your suitability letter
- Available for custom-build
- Available for first time buyers



# SELF BUILD LARGE LOAN MORTGAGE



Available to self-builders who require a larger loan size of up to £2,000,000 to fund their project. Anything above this figure will be assessed on a case-by-case basis and bespoke. LTVs, fees and terms all match our standard self build products.

Initial Rate	Product Term	Revert Rate	Arrangement Fee	LTV	
4.49% (SVR -0.9%)	24 months	4.39% (SVR-1.00%)	1.00%	<b>65%</b> of purchase price <b>100%</b> of the build costs <b>75%</b> max Gross Development Value	
Purpose	Portable	ERC	APRC	Procuration Fee	SBS Code
Purchase or Remortgage	No	None	4.6%	0.50%	DR0857

Initial Rate	Product Term	Revert Rate	Arrangement Fee	LTV	
4.69% (SVR -0.7%)	24 months	4.39% (SVR-1.00%)	1.00%	<b>80%</b> of purchase price <b>80%</b> of the build costs <b>80%</b> max Gross Development Value	
Purpose	Portable	ERC	APRC	Procuration Fee	SBS Code
Purchase or Remortgage	No	None	4.6%	0.50%	DR0858

## Specific Product Criteria

- **Loan must be fully serviced by applicants' income**
- **Outline Planning permission** at decision in principle
- **Full planning permission** needed before going to valuation
- Full breakdown of works together with **costings and architectural drawings** required. A minimum contingency of 5% must be shown within the costings
- **Funds can be drawn down in flexible stage payments** to suit the clients' needs (no more than one drawdown per month) subject to re-inspection. Re-inspection fees can be found on our website. Flexible stage payments will be taken in arrears
- **Retained funds** must be drawn within the first 24 months or will be removed from the loan
- We reserve the right to instruct that a Quantity Surveyor be appointed. The customer would be responsible for appointing the Quantity Surveyor, covering all the costs involved and would also be required to provide the Society with copies of the interim reports from the Quantity Surveyor at each drawdown request.
- A progress report and/or quantity surveyor report will be required at each drawdown before funds will be released
- We reserve the right, over the life of the project, to appoint an industry professional, at the customer's cost, to manage and oversee the completion of the project.
- **A new home warranty/certificate** is required from one of the following:
  - NHBC
  - Premier Guarantee
  - BLP
  - ICW Limited
  - Buildzone
  - LABC
- **Application Fee £300**

## Product Detail

- Minimum age 21
- Minimum term 5 Years
- Maximum term 40 Years
- Owner Occupied only
- **Minimum loan size: £1,000,000.01**
- **Maximum loan size: £2,000,000** (*Loans over this are priced on a bespoke basis and have restricted LTV's*)
- Interest only or repayment
- Interest only subject to meeting lending policy and having an acceptable repayment strategy. If taken for the full term of the mortgage, available to a maximum of 70% GDV
- If the mortgage is taken out on a repayment basis, interest only is available for the build period up to a maximum of 24 months. You must explain the consequences of this to your client and evidence this in your suitability letter
- Available for custom-build
- Available for first time buyers



# LENDING INTO RETIREMENT DOWNSIZING

An interest only mortgage that allows downsizing as the repayment vehicle when the loan will be repaid in retirement.



Initial Rate	Product Term	Revert Rate	Arrangement Fee		LTV
2.69% (SVR -2.7%)	3 Years	4.39% (SVR-1.00%)	£999		60%
Purpose	Portable	ERC	APRC	Procuration Fee	SBS Code
Purchase & Remortgage	Yes	2.00%* for three years	3.9%	0.35%	DR0655

## Product Criteria

- Interest Only subject to sale & downsize of main UK residence as repayment strategy
- Minimum equity £250,000 (without geographical restriction)
- We can consider cases below this level if other assets are in place or if it is appropriate to the geographical area. Subject to Underwriter assessment
- Examples of property available for downsizing to in planned retirement area required
- Evidence of retirement income required
- Minimum loan size £30,000
- Maximum loan size £1,000,000
- Loans over this are priced on a bespoke basis and have restricted LTV's
- Must not be more than 5 years from retirement
- Maximum term determined by ONS tables

*\*Overpayments of up to 10% of the original loan amount per annum are allowed without penalty*

**The interest rate charged will not fall below 2.00% (the minimum interest rate) at any point during the mortgage.**

**Other repayment strategies are available via our standard product range and which may be more appropriate to the client's circumstances.**

**Please refer to our 'Lending Into Retirement' Policy**

# RETIREMENT INTEREST ONLY MORTGAGE - DISCOUNT

This product allows flexibility for borrowers in later life. Only available to retired borrowers on an interest only basis, with the loan being repaid by sale of the property on a set life event. They are for an open ended term.



## RETIREMENT INTEREST ONLY MORTGAGE - POA

Initial Rate	Product Term	Revert Rate	Arrangement Fee		LTV
2.89% (SVR -2.5%)	3 Years	SVR	£499		50%
Purpose	Portable	ERC	APRC	Procuration Fee	SBS Code
Purchase or remortgage	Yes	3% for three years* The ERC term is from completion	4.3%	0.35%	DR0708

## RETIREMENT INTEREST ONLY MORTGAGE

Initial Rate	Product Term	Revert Rate	Arrangement Fee		LTV
3.19% (SVR -2.2%)	3 Years	SVR	£499		50%
Purpose	Portable	ERC	APRC	Procuration Fee	SBS Code
Purchase or remortgage	Yes	3% for three years* The ERC term is from completion	4.3%	0.35%	DR0709

The interest rate charged will not fall below 2.00% (the minimum interest rate) at any point during the mortgage.

### Product Details

- Maximum No of Applicants: 2
  - Minimum age (all applicants): 55 and in retirement
  - Minimum Loan: £30,000
  - Maximum Loan: £1,000,000 (Loans over this are priced on a bespoke basis and have restricted LTV's)
  - Minimum Term: 5 years
  - Maximum Term: no maximum
  - Repayment: Interest Only repayable from sale of property upon vacating (by latest occupant) i.e. death or moving into residential care facility
- \*Overpayments of up to 20% of the original loan amount per annum are allowed without penalty.*

**PLEASE READ THE GUIDANCE NOTES BEFORE SUBMITTING A CASE.**  
These are available under the Supporting Documentation section of our website.

### Specific Product Criteria

**N.B.** The POA product requires a Power Of Attorney to be in place for contact reasons.

- Affordability (Joint Applicants):**  
For joint applications, affordability must be proven against each applicant individually (to ensure the loan remains affordable in the event of death of the other applicant)
- Couples living together** in the property (whatever relationship) must both be named on the mortgage and the Title
- Independent legal advice** is required before entering into the mortgage contract
- Adult Occupiers** are acceptable provided they have the capability to execute a consent form waiving their rights to the property (excluding employed carers).
- Please note **Retirement Properties** (with restricted occupancy clauses) are not within policy.
- Mortgage Exit Fee** – Retirement Interest Only Mortgage Product.  
You will have to pay this if:
  - Your mortgage is repaid in full,
  - You transfer the mortgage to another lender, or
  - Transfer borrowing from one property to another

# RETIREMENT INTEREST ONLY MORTGAGE - FIXED

This product allows flexibility for borrowers in later life. Only available to retired borrowers on an interest only basis, with the loan being repaid by sale of the property on a set life event. They are for an open ended term.



## RETIREMENT INTEREST ONLY MORTGAGE - POA

Initial Rate	Product Term	Revert Rate	Arrangement Fee	LTV	
3.17% (Fixed)	Fixed to 28.02.2025	SVR	£999	50%	
Purpose	Portable	ERC	APRC	Procuration Fee	SBS Code
Purchase or remortgage	Yes	3% for three years* The ERC term is from completion	5.1%	0.35%	DR0899

## RETIREMENT INTEREST ONLY MORTGAGE

Initial Rate	Product Term	Revert Rate	Arrangement Fee	LTV	
3.37% (Fixed)	Fixed to 28.02.2025	SVR	£999	50%	
Purpose	Portable	ERC	APRC	Procuration Fee	SBS Code
Purchase or remortgage	Yes	3% for three years* The ERC term is from completion	5.2%	0.35%	DR0900

The interest rate charged will not fall below 2.00% (the minimum interest rate) at any point during the mortgage.

### Product Details

- Maximum No of Applicants: 2
  - Minimum age (all applicants): 55 and in retirement
  - Minimum Loan: £30,000
  - Maximum Loan: £1,000,000 (Loans over this are priced on a bespoke basis and have restricted LTV's)
  - Minimum Term: 5 years
  - Maximum Term: no maximum
  - Repayment: Interest Only repayable from sale of property upon vacating (by latest occupant) i.e. death or moving into residential care facility
- \*Overpayments of up to 20% of the original loan amount per annum are allowed without penalty.*

**PLEASE READ THE GUIDANCE NOTES BEFORE SUBMITTING A CASE.**  
These are available under the Supporting Documentation section of our website.

### Specific Product Criteria

**N.B.** The POA product requires a Power Of Attorney to be in place for contact reasons.

- Affordability (Joint Applicants):**  
For joint applications, affordability must be proven against each applicant individually (to ensure the loan remains affordable in the event of death of the other applicant)
- Couples living together** in the property (whatever relationship) must both be named on the mortgage and the Title
- Independent legal advice** is required before entering into the mortgage contract
- Adult Occupiers** are acceptable provided they have the capability to execute a consent form waiving their rights to the property (excluding employed carers).
- Please note **Retirement Properties** (with restricted occupancy clauses) are not within policy.
- Mortgage Exit Fee – Retirement Interest Only Mortgage Product.**  
You will have to pay this if:
  - Your mortgage is repaid in full,
  - You transfer the mortgage to another lender, or
  - Transfer borrowing from one property to another

# OWNER OCCUPIED/RESIDENTIAL MORTGAGE - FIXED

Fixed rate mortgages for purchase or re-mortgage.

Initial Rate	Product Term	Revert Rate	Arrangement Fee		LTV
2.07% (fixed)	Fixed to 30.06.2024	4.39% (SVR-1.00%)	£999		80%
Purpose	Portable	ERC	APRC	Procuration Fee	SBS Code
Purchase & Remortgage	Yes	2.00%* for two years	3.7%	0.35%	DR0969

Initial Rate	Product Term	Revert Rate	Arrangement Fee		LTV
2.47% (fixed)	Fixed to 30.06.2024	4.39% (SVR-1.00%)	£999		90%
Purpose	Portable	ERC	APRC	Procuration Fee	SBS Code
Purchase & Remortgage	Yes	2.00%* for two years	3.8%	0.35%	DR0971

Initial Rate	Product Term	Revert Rate	Arrangement Fee		LTV
3.07% (fixed)	Fixed to 30.06.2027	4.39% (SVR-1.00%)	£999		80%
Purpose	Portable	ERC	APRC	Procuration Fee	SBS Code
Purchase & Remortgage	Yes	3.00%* for five years	3.5%	3.5%	DR0970

Initial Rate	Product Term	Revert Rate	Arrangement Fee		LTV
3.27% (fixed)	Fixed to 30.06.2027	4.39% (SVR-1.00%)	£999		90%
Purpose	Portable	ERC	APRC	Procuration Fee	SBS Code
Purchase & Remortgage	Yes	3.00%* for five years	3.7%	0.35%	DR0972

## Product Criteria 80% LTV

- Free Valuation Fees
- Minimum age 21
- Interest only or repayment
- Interest only to 70% max LTV and subject to an acceptable repayment strategy
- Minimum loan size £30,000
- Maximum loan size £1,000,000
- Loans over this are priced on a bespoke basis and have restricted LTV's

*\*Overpayments of up to 10% of the original loan amount per annum are allowed without penalty*

**The interest rate charged will not fall below 2.00% (the minimum interest rate) at any point during the mortgage.**

## Product Criteria 90% LTV

- Not available to first time buyers
- Free Valuation Fees
- Minimum age 21
- Repayment only
- Minimum loan size £30,000
- Maximum loan size £500,000
- Loans over this are priced on a bespoke basis and have restricted LTV's

*\*Overpayments of up to 10% of the original loan amount per annum are allowed without penalty*

**The interest rate charged will not fall below 2.00% (the minimum interest rate) at any point during the mortgage.**

# OWNER OCCUPIED/RESIDENTIAL MORTGAGE - FIXED

Fixed rate mortgages for purchase or re-mortgage.

Initial Rate	Product Term	Revert Rate	Arrangement Fee		LTV
2.77% (fixed)	Fixed to 30.06.2024	4.39% (SVR-1.00%)	£999		95%
Purpose	Portable	ERC	APRC	Procuration Fee	SBS Code
Purchase & Remortgage	Yes	2.00%* for 2 years	3.9%	0.35%	DR0949

## Product Criteria 95% LTV

- Not available for first time buyers
- Free Valuation Fees
- Minimum age 21
- Repayment only
- Max 95% LTV inclusive of fees
- Minimum loan size £30,000
- Maximum loan size £500,000
- Loans over this are priced on a bespoke basis and have restricted LTV's

*\*Overpayments of up to 10% of the original loan amount per annum are allowed without penalty*

**The interest rate charged will not fall below 2.00% (the minimum interest rate) at any point during the mortgage.**

# OWNER OCCUPIED/RESIDENTIAL MORTGAGE - DISCOUNT

A 2-year discount mortgage for purchase or re-mortgage.

Initial Rate	Product Term	Revert Rate	Arrangement Fee		LTV
1.49% (SVR -3.9%)	2 Years	4.39% (SVR-1.00%)	£999		80%
Purpose	Portable	ERC	APRC	Procuration Fee	SBS Code
Purchase or Remortgage	Yes	1.00%* for two years	3.4%	0.35%	DR0968

## Product Criteria

- Free Valuation Fees
- Minimum age 21
- Interest only or repayment
- Interest only to 70% max LTV and subject to an acceptable repayment strategy
- Minimum loan size £30,000
- Maximum loan size £1,000,000

Loans over this are priced on a bespoke basis and have restricted LTV's

*\* Overpayments of up to 10% of the original loan amount per annum are allowed without penalty*

**The interest rate charged will not fall below 1.49% (the minimum interest rate) at any point during the mortgage.**



# SELF EMPLOYED MORTGAGE - FIXED

For those working on a self-employed basis, this mortgage is available for applicants with only 1 year's accounts. It is also available to First Time Buyers who are self-employed.



Initial Rate	Product Term	Revert Rate	Arrangement Fee		LTV
3.27% (Fixed)	Fixed to 31.05.2024	4.39% (SVR -1.00%)	£999		80%
Purpose	Portable	ERC	APRC	Procuration Fee	SBS Code
Purchase & Remortgage	Yes	2%* for 2 years	4.3%	0.35%	DR0957

Initial Rate	Product Term	Revert Rate	Arrangement Fee		LTV
3.67% (Fixed)	Fixed to 31.05.2024	4.39% (SVR -1.00%)	£999		90%
Purpose	Portable	ERC	APRC	Procuration Fee	SBS Code
Purchase & Remortgage	Yes	2%* for 2 years	4.4%	0.35%	DR0958

Initial Rate	Product Term	Revert Rate	Arrangement Fee		LTV
3.27% (Fixed)	Fixed to 31.05.2027	4.39% (SVR -1.00%)	£999		80%
Purpose	Portable	ERC	APRC	Procuration Fee	SBS Code
Purchase & Remortgage	Yes	3%* for 5 years	4.0%	0.35%	DR0966

Initial Rate	Product Term	Revert Rate	Arrangement Fee		LTV
3.67% (Fixed)	Fixed to 31.05.2027	4.39% (SVR -1.00%)	£999		90%
Purpose	Portable	ERC	APRC	Procuration Fee	SBS Code
Purchase & Remortgage	Yes	3%* for 5 years	4.2%	0.35%	DR0967

## Product Criteria

- Minimum 12 months' accounts plus a projection of future earnings
- 3 months' personal and business bank statements
- Minimum age 21
- Minimum term 5 years
- Maximum term 40 years
- Interest only or repayment
- Interest only to 70% max LTV and subject to an acceptable repayment strategy
- Minimum loan size: £30,000.
- Maximum loan size: £1,000,000 up to 80% LTV or £500,000 above 80% LTV. Loans over this are priced on a bespoke basis and have restricted LTV's

\*For businesses who started trading prior to the 2020/21 tax year, we may be able to discount this pandemic year from your affordability assessment.

Please speak to the Intermediary Support Team for more information.

\*Overpayments of up to 10% of the original loan amount per annum are allowed without penalty.

**The interest rate charged will not fall below 2.00% (the minimum interest rate) at any point during the mortgage.**

# SELF EMPLOYED MORTGAGE - DISCOUNT

For those working on a self-employed basis, this mortgage is available for applicants with only 1 year's accounts. It is also available to First Time Buyers who are self-employed.



Initial Rate	Product Term	Revert Rate	Arrangement Fee		LTV
2.49% (SVR-2.9%)	2 Years	4.39% (SVR -1.00%)	£499		60%
Purpose	Portable	ERC	APRC	Procuration Fee	SBS Code
Purchase & Remortgage	Yes	None	4.1%	0.35%	DR0954

Initial Rate	Product Term	Revert Rate	Arrangement Fee		LTV
2.79% (SVR-2.6%)	2 Years	4.39% (SVR -1.00%)	£499		80%
Purpose	Portable	ERC	APRC	Procuration Fee	SBS Code
Purchase & Remortgage	Yes	None	4.2%	0.35%	DR0955

Initial Rate	Product Term	Revert Rate	Arrangement Fee		LTV
3.49% (SVR-1.9%)	2 Years	4.39% (SVR -1.00%)	£499		90%
Purpose	Portable	ERC	APRC	Procuration Fee	SBS Code
Purchase & Remortgage	Yes	None	4.3%	0.35%	DR0956

## Product Criteria

- Minimum 12 months' accounts plus a projection of future earnings
- 3 months' personal and business bank statements
- Minimum age 21
- Minimum term 5 years
- Maximum term 40 years
- Interest only or repayment
- Interest only to 70% max LTV and subject to an acceptable repayment strategy
- Minimum loan size: £30,000.
- Maximum loan size: £1,000,000 up to 80% LTV or £500,000 above 80% LTV. Loans over this are priced on a bespoke basis and have restricted LTV's

\*For businesses who started trading prior to the 2020/21 tax year, we may be able to discount this pandemic year from your affordability assessment.

Please speak to the Intermediary Support Team for more information.

\*Overpayments of up to 10% of the original loan amount per annum are allowed without penalty

**The interest rate charged will not fall below 2.00% (the minimum interest rate) at any point during the mortgage.**

# CONTRACTOR MORTGAGE - FIXED

Available for individuals who are working on a contract basis, Saffron takes into account the contractor's circumstances and income structure. It is also available to First Time Buyers in contractor roles.

Initial Rate	Product Term	Revert Rate	Arrangement Fee		LTV
3.17% (Fixed)	Fixed to 31.05.2024	4.39% (SVR -1.00%)	£999		80%
Purpose	Portable	ERC	APRC	Procuration Fee	SBS Code
Purchase & Remortgage	Yes	2%* for 2 years	4.3%	0.35%	DR0962

Initial Rate	Product Term	Revert Rate	Arrangement Fee		LTV
3.57% (Fixed)	Fixed to 31.05.2024	4.39% (SVR -1.00%)	£999		90%
Purpose	Portable	ERC	APRC	Procuration Fee	SBS Code
Purchase & Remortgage	Yes	2%* for 2 years	4.4%	0.35%	DR0963

Initial Rate	Product Term	Revert Rate	Arrangement Fee		LTV
3.17% (Fixed)	Fixed to 31.05.2027	4.39% (SVR -1.00%)	£999		80%
Purpose	Portable	ERC	APRC	Procuration Fee	SBS Code
Purchase & Remortgage	Yes	3%* for 5 years	3.9%	0.35%	DR0964

Initial Rate	Product Term	Revert Rate	Arrangement Fee		LTV
3.57% (Fixed)	Fixed to 31.05.2027	4.39% (SVR -1.00%)	£999		90%
Purpose	Portable	ERC	APRC	Procuration Fee	SBS Code
Purchase & Remortgage	Yes	3%* for 5 years	4.1%	0.35%	DR0965

## Product Criteria

- Evidence of existing or new contract required
- All types of contract considered including CIS Contractors
- Applicants must have 2 years' experience within the same industry
- Income calculated as Daily Rate x 5 x 48
- Minimum age 21
- Minimum term 5 years
- Interest only or repayment
- Interest only to 70% max LTV and subject to an acceptable repayment strategy
- Minimum loan size: £30,000.
- Maximum loan size: £1,000,000 up to 80% LTV or £500,000 above 80% LTV. Loans over this are priced on a bespoke basis and have restricted LTV's

## Income Documents Required

- Current and previous contract
- Last 3 months' invoices
- Last 3 months' bank statements showing invoice credits
- CV outlining previous employment history
- CIS contractors to provide 6 months bank statements and payslips

*\*Overpayments of up to 10% of the original loan amount per annum are allowed without penalty.*

**The interest rate charged will not fall below 2.00% (the minimum interest rate) at any point during the mortgage.**

# CONTRACTOR MORTGAGE - DISCOUNT

Available for individuals who are working on a contract basis, Saffron takes into account the contractor's circumstances and income structure. It is also available to First Time Buyers in contractor roles.

Initial Rate	Product Term	Revert Rate	Arrangement Fee		LTV
2.39% (SVR-3.0%)	2 Years	4.39% (SVR -1.00%)	£499		60%
Purpose	Portable	ERC	APRC	Procuration Fee	SBS Code
Purchase & Remortgage	Yes	None	4.1%	0.35%	DR0959

Initial Rate	Product Term	Revert Rate	Arrangement Fee		LTV
2.69% (SVR-2.7%)	2 Years	4.39% (SVR -1.00%)	£499		80%
Purpose	Portable	ERC	APRC	Procuration Fee	SBS Code
Purchase & Remortgage	Yes	None	4.1%	0.35%	DR0960

Initial Rate	Product Term	Revert Rate	Arrangement Fee		LTV
3.39% (SVR-2.0%)	2 Years	4.39% (SVR -1.00%)	£499		90%
Purpose	Portable	ERC	APRC	Procuration Fee	SBS Code
Purchase & Remortgage	Yes	None	4.3%	0.35%	DR0961



## Product Criteria

- Evidence of existing or new contract required
- All types of contract considered including CIS Contractors
- Applicants must have 2 years' experience within the same industry
- Income calculated as Daily Rate x 5 x 48
- Minimum age 21
- Minimum term 5 years
- Interest only or repayment
- Interest only to 70% max LTV and subject to an acceptable repayment strategy
- Minimum loan size: £30,000.
- Maximum loan size: £1,000,000 up to 80% LTV or £500,000 above 80% LTV. Loans over this are priced on a bespoke basis and have restricted LTV's

## Income Documents Required

- Current and previous contract
- Last 3 months' invoices
- Last 3 months' bank statements showing invoice credits
- CV outlining previous employment history
- CIS contractors to provide 6 months bank statements and payslips

\*Overpayments of up to 10% of the original loan amount per annum are allowed without penalty

**The interest rate charged will not fall below 2.00% (the minimum interest rate) at any point during the mortgage.**

# RETRO FIT MORTGAGE

Our Retro Fit Mortgage rewards borrowers' who are looking to improve the energy efficiency of their home.

Initial Rate	Product Term	Revert Rate	Arrangement Fee		LTV
2.07% (Fixed)	Fixed to 30.06.2024	4.39% (SVR -1.00%)	£999		80%
Purpose	Portable	ERC	APRC	Procuration Fee	SBS Code
Purchase or Remortgage	Yes	2% for two years	3.7%	0.35%	DR0973



## Product Criteria

- Free valuation
- Minimum age 21
- Interest only or repayment
- Interest only to 70% max LTV and subject to an acceptable repayment strategy
- Minimum loan size £30,000
- Maximum loan size £1,000,000
- Loans over this are priced on a bespoke basis and have restricted LTV's
- EPC Certificate to be provided at application
- Energy Improvement Reward available if the EPC band of property is improved – to a minimum of Band E – within 6 months of completion of the mortgage

## Energy Improvement Reward (EIR) Criteria

- Upon us receiving evidence of the improved EPC rating (to a minimum of Band E), a rate reduction of 0.10% will be applied to the mortgage for the remaining term of the fixed rate period Energy Improvement Reward Criteria
- The EPC rating of the property must be improved – to a minimum of E
- The energy efficiency improvement works must be completed within 6 months of completion of the mortgage
- Evidence of the improved EPC band must be provided upon completion of the works

**We recommend that you seek specialist guidance before conducting the works to improve the energy efficiency of your home.**

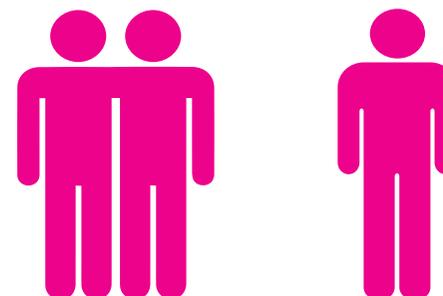
*\*Overpayments of up to 10% of the original loan amount per annum are allowed without penalty*

**The interest rate charged will not fall below 2.00% (the minimum interest rate) at any point during the mortgage.**

# JOINT BORROWER, SOLE PROPRIETOR MORTGAGE

Our Joint Borrower Sole Proprietor - First Time Buyer Mortgage allows a family member to assist with affordability. Their income can be considered alongside that of the borrowers to help cover the shortfall required to purchase the property.

Initial Rate	Product Term	Revert Rate	Arrangement Fee	LTV	
3.27% (Fixed)	Fixed to 30.06.2027	4.39% (SVR -1.00%)	None	95%	
Purpose	Portable	ERC	APRC	Procuration Fee	SBS Code
Purchase	Yes	3% for five years	4.1%	0.35%	DR0948



## Product Criteria

- Free valuation
  - Gifted Deposits acceptable
  - Minimum age 21
  - Repayment only
  - Max LTV 95% inclusive of fees
  - Minimum loan size: £30,000
  - Maximum loan size: £500,000
  - Maximum of 2 owner borrowers
  - Maximum of 1 supporting borrower
  - The maximum age of the Supporter at application is 70 years
  - The supporting borrower must be a close family member\*
  - The owner borrower(s) must meet affordability to cover a minimum of 70% of the total loan borrowed
  - The supporting borrower must meet affordability on the shortfall, up to a maximum 30% of the total loan borrowed
  - All borrowers will be jointly and severally liable for the monthly mortgage payments and the total amount borrowed
  - All borrowers must declare their current financial commitments
  - All borrowers must include their own personal and household expenditure
- The supporting borrower must be a residential owner occupier living in the UK
  - Supporting borrower to receive independent legal advice
  - The supporting borrower cannot live in the property
  - The supporting borrower will not be named on the title deeds
  - Applicants cannot own any other property at the time of completion (this does not apply to the supporting borrower)
  - **When inputting the case into the online portal, the intermediary should enter the 'supporter' as the last named applicant.**

\*Close family member defined as one of:

- Parents, step parents and adoptive parents;
- Brothers and sisters, half brothers and sisters, and step brothers and sisters.
- Children, step children and adopted children
- Grandparents and step grandparents
- Grandchild and step grandchild; and
- Aunt and Uncle

\* Overpayments of up to 10% of the original loan amount per annum are allowed without penalty

**The interest rate charged will not fall below 2.00% (the minimum interest rate) at any point during the mortgage.**