

19 August 2020

# HELP TO BUY PRODUCT GUIDE



## HIGHLIGHTS

- ✓ 2 year rates from 3.89%
- ✓ 5 year rates from 4.09%
- ✓ 80% LTV available in Scotland

As the impact of COVID-19 continues across the UK, we understand the uncertainty it causes for many people. Please read our COVID-19 Lending Guide for some additional information we may require in the current circumstances.



## 3 HTB TIERS

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4 **VIDA 1** Our lowest rates for customers who fall outside the criteria of mainstream lenders and who have a minor unsecured missed payment of £50 or less in the last 6 months

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5 **VIDA 2** For customers who fall outside the criteria of mainstream lenders and who have a minor unsecured missed payment of between £51 and £100 in the last 6 months

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6 **VIDA 3** To help customers with a complex credit profile who have up to 2 CCJs or defaults in the last 24 months and unsatisfied CCJs of no more than £2,500

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7 **VIDA 4** For customers with a complex credit profile with up to 3 CCJs or defaults in the last 24 months, with none above £500 in the last 9 months and unsatisfied CCJs of no more than £5,000

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8 **VIDA 5** Aimed at customers who have up to 4 CCJs or defaults in the last 24 months with none above £500 in the last 6 month and unsatisfied CCJs of no more than £5,000

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| Credit Status                           |                       | Vida 1                  | Vida 2                         | Vida 3                         | Vida 4                        | Vida 5                        |
|---|-----------------------|-------------------------|--------------------------------|--------------------------------|-------------------------------|-------------------------------|
| Combined CCJs and Defaults              | Number Last 24 Months | 0                       | 1 above £250                   | 2 above £250                   | 3 above £500                  | 4 above £500                  |
|   | Registered            | 0 in last 24 months     | 0 above £250 in last 18 months | 0 above £250 in last 12 months | 0 above £500 in last 9 months | 0 above £500 in last 6 months |
| Value of Unsatisfied CCJs               |                       | 0                       |                                | £2,500                         | £5,000                        |                               |
| Missed Mortgage / Secured Payments*     |                       | 0 in the last 36 months | 0 in the last 12 months        |                                | 0 in the last 9 months        | 0 in the last 6 months        |
| Unsecured Missed Payments Last 6 Months | Number                | 1                       |                                | 2                              |                               | 3                             |
|   | Combined Value        | £50                     | £100                           | £150                           | £250                          | £500                          |

- Debt Management Plans considered providing conducted satisfactorily
- Bankruptcy/IVA/DRO/Trust Deed discharged over 6 years
- Previous Repossession in last 10 years not acceptable
- Adverse criteria assessed on combined adverse from all applicants

## PURCHASE RANGE

### 2 YEAR FIXED

### 5 YEAR FIXED

| Max LTV   | Initial Rate | Initial Rate |
|---|--------------|--------------|
| 75%   | 3.89%        | 4.09%        |
|  80% | 4.19%        | 4.39%        |

Product Fee £995

## REMORTGAGE RANGE £ FOR £ OR STAIRCASING

### 2 YEAR FIXED

### 5 YEAR FIXED

| Max LTV | Initial Rate | Initial Rate |
|---------|--------------|--------------|
| 75%     | 4.24%        | 4.39%        |
| 80%     | 4.74%        | 4.79%        |

Product Fee £0

£180 assessment fee payable on all applications  
One free standard valuation and £200 contribution towards legal fees paid within 30 days of completion

**VVR:** 2.15% set on 14.08.20

**Revert Rate:** 4.99% (VVR + 2.84%)

### Key Criteria

0 CCJs or defaults in last 24 months

£0 unsatisfied CCJs

0 missed mortgage/secured payments in last 36 months and worst status of 3 in last 24 months

1 unsecured missed payment up to £50 in last 6 months

### Min Loan

£25,000

### Max Loan (Purchase)

England Up to 75% LTV: £450,000

Wales Up to 75% LTV: £225,000

Scotland Up to 80% LTV: £160,000\*

### Max Loan (Remortgage)

Up to 75% LTV: £1,000,000

Up to 80% LTV: £750,000

### ERCs

2 Year: 4%, 3%

5 Year: 5%, 4%, 3%, 3%, 3%

\*Max loan for First Home Fund £750,000

Exclude fees when calculating maximum LTV, include fees when calculating maximum loan

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## PURCHASE RANGE

### 2 YEAR FIXED

### 5 YEAR FIXED

| Max LTV   | Initial Rate | Initial Rate |
|---|--------------|--------------|
| 75%   | 4.39%        | 4.59%        |
|  80% | 4.59%        | 4.89%        |

Product Fee £995

## REMORTGAGE RANGE £ FOR £ OR STAIRCASING

### 2 YEAR FIXED

### 5 YEAR FIXED

| Max LTV | Initial Rate | Initial Rate |
|---------|--------------|--------------|
| 75%     | 4.89%        | 4.89%        |
| 80%     | 5.19%        | 5.19%        |

Product Fee £0

£180 assessment fee payable on all applications  
One free standard valuation and £200 contribution towards legal fees paid within 30 days of completion

**VVR:** 2.15% set on 14.08.20

**Revert Rate:** 4.99% (VVR + 2.84%)

### Key Criteria

- 1 CCJ or default above £250 in last 24 months
- 0 CCJs or defaults above £250 in last 18 months
- £0 unsatisfied CCJs
- 0 missed mortgage/secured payments in last 12 months and worst status of 3 in last 24 months
- 1 unsecured missed payment up to £100 in last 6 months

### Min Loan

£25,000

### Max Loan (Purchase)

England Up to 75% LTV: £450,000

Wales Up to 75% LTV: £225,000

Scotland Up to 80% LTV: £160,000\*

### Max Loan (Remortgage)

Up to 75% LTV: £1,000,000

Up to 80% LTV: £750,000

### ERCs

2 Year: 4%, 3%

5 Year: 5%, 4%, 3%, 3%, 3%

\*Max loan for First Home Fund £750,000

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## PURCHASE RANGE

### 2 YEAR FIXED

### 5 YEAR FIXED

| Max LTV   | Initial Rate | Initial Rate |
|---|--------------|--------------|
| 75%   | 4.64%        | 4.84%        |
|  80% | 4.79%        | 5.14%        |

Product Fee £995

## REMORTGAGE RANGE £ FOR £ OR STAIRCASING

### 2 YEAR FIXED

### 5 YEAR FIXED

| Max LTV | Initial Rate | Initial Rate |
|---------|--------------|--------------|
| 75%     | 5.14%        | 5.24%        |
| 80%     | 5.39%        | 5.44%        |

Product Fee £0

£180 assessment fee payable on all applications  
One free standard valuation and £200 contribution towards legal fees paid within 30 days of completion

**VVR:** 2.15% set on 14.08.20

**Revert Rate:** 4.99% (VVR + 2.84%)

### Key Criteria

2 CCJs or defaults above £250 in last 24 months  
0 CCJs or defaults above £250 in last 12 months  
No more than £2,500 unsatisfied CCJs  
0 missed mortgage/secured payments in last 12 months and worst status of 3 in last 24 months  
2 unsecured missed payments up to a combined maximum of £150 in last 6 months

### Min Loan

£25,000

### Max Loan (Purchase)

England Up to 75% LTV: £450,000

Wales Up to 80% LTV: £225,000

Scotland Up to 80% LTV: £160,000\*

### Max Loan (Remortgage)

Up to 75% LTV: £1,000,000

Up to 80% LTV: £750,000

### ERCs

2 Year: 4%, 3%

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## PURCHASE RANGE

### 2 YEAR FIXED

### 5 YEAR FIXED

| Max LTV | Initial Rate | Initial Rate |
|---------|--------------|--------------|
| 75%     | 5.09%        | 5.29%        |

Product Fee £995

## REMORTGAGE RANGE £ FOR £ OR STAIRCASING

### 2 YEAR FIXED

### 5 YEAR FIXED

| Max LTV | Initial Rate | Initial Rate |
|---------|--------------|--------------|
| 75%     | 5.59%        | 5.49%        |

Product Fee £0

£180 assessment fee payable on all applications  
One free standard valuation and £200 contribution towards legal fees paid within 30 days of completion

**VVR:** 2.15% set on 14.08.20  
**Revert Rate:** 4.99% (VVR + 2.84%)

### Key Criteria

3 CCJs or defaults above £500 in last 24 months  
0 CCJs or defaults above £500 in last 9 months  
No more than £5,000 unsatisfied CCJs  
0 missed mortgage/secured payments in last 9 months and worst status of 3 in last 24 months  
2 unsecured missed payments up to a combined maximum of £250 in last 6 months

### Min Loan

£25,000

### Max Loan (Purchase)

England Up to 75% LTV: £450,000  
Wales Up to 75% LTV: £225,000  
Scotland Up to 80% LTV: £160,000\*

### Max Loan (Remortgage)

Up to 75% LTV: £500,000

### ERCs

2 Year: 4%, 3%  
5 Year: 5%, 4%, 3%, 3%, 3%

\*Max loan for First Home Fund £500,000

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## PURCHASE RANGE

### 2 YEAR FIXED

### 5 YEAR FIXED

| Max LTV | Initial Rate | Initial Rate |
|---------|--------------|--------------|
| 75%     | 5.79%        | 5.99%        |

Product Fee £995

## REMORTGAGE RANGE £ FOR £ OR STAIRCASING

### 2 YEAR FIXED

### 5 YEAR FIXED

| Max LTV | Initial Rate | Initial Rate |
|---------|--------------|--------------|
| 75%     | 6.29%        | 6.09%        |

Product Fee £0

£180 assessment fee payable on all applications  
One free standard valuation and £200 contribution towards legal fees paid within 30 days of completion

**VVR:** 2.15% set on 14.08.20  
**Revert Rate:** 4.99% (VVR + 2.84%)

### Key Criteria

4 CCJs or defaults above £500 in last 24 months  
0 CCJs or defaults above £500 in last 6 months  
No more than £5,000 unsatisfied CCJs  
0 missed mortgage/secured payments in last 6 months and worst status of 3 in last 24 months  
3 unsecured missed payments up to a combined maximum of £500 in the last 6 months

### Min Loan

£25,000

### Max Loan (Purchase)

England Up to 75% LTV: £450,000  
Wales Up to 75% LTV: £225,000  
Scotland Up to 75% LTV: £150,000\*

### Max Loan (Remortgage)

Up to 75% LTV: £500,000

### ERCs

2 Year: 4%, 3%  
5 Year: 5%, 4%, 3%, 3%, 3%

\*Max loan for First Home Fund £500,000

Exclude fees when calculating maximum LTV, include fees when calculating maximum loan

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