

LENDER'S CRITERIA

Maximum loan to value	90% of the purchase price or valuation, whichever is the lower.	
Self-employed applicants	For income purposes, take the higher of the average of the last three years' actual net profit or the latest actual net profit figure if the net profit figure progressively increases year on year.	
Other income	Guaranteed overtime, i.e. employer will confirm in writing that it is guaranteed - take 100%. Regular overtime, i.e. not confirmed as guaranteed, but evidenced by payslips, P60 etc - take 50%. Where an applicant has two sources of income, the full value of both income amounts may be used. Car allowance - take 100% providing it is contractual. Bonuses - use 50% of confirmed bonus for the previous tax year.	
Committed expenditure	Committed expenditure should be deducted from annual income when considering affordability, using the following criteria: - For loans, the annual cost of repayments is the committed expenditure amount. - For credit cards, assume a 5% monthly payment of the balance outstanding as committed expenditure. - For maintenance payments, the annual cost of payments is used as committed expenditure. - If an existing mortgage is to remain in place, the monthly payments must be taken into account as committed expenditure.	
Other	Leasehold properties must have 25 years left to run after the term of the mortgage has expired.	
Higher lending charge	Up to and including 85% of valuation	Nil.
	85.01% to 87.49% of valuation	7.0% of the amount of the loan over 75% of the valuation.
	87.5% to 90.0% of valuation	7.75% of the amount of the loan over 75% of the valuation.
	Loans above 90% (where available)	8.50% of the amount of the loan over 75% of the valuation.

LIST OF MORTGAGE PRODUCTS

Type	Interest Rate	Maximum Loan to Value (excluding higher lending charge)	Completion Fee	Early Repayment Charge Period	Early Repayment Charges
Standard variable rate	5.70%	90%	Nil	Nil	Nil
Lifetime discount	4.50%	80%	£300	Nil	Nil
Fixed rate for two years	3.99%	90%	£300	Two years	3%
Fixed rate for two years	2.99%	60%	£500	Two years	4%
Fixed rate for five years	4.99%	90%	£350	Five years	5%
Tracker rate for three years	3.5% ≈	80%	£500	Three years	3%
Discounted rate for two years	3.95% (1.75% off standard variable)	90%	Nil	Two years	3%
Capped rate for three years	4.50%	90%	£300	Three years	4%
Capped rate for five years	5.25%	90%	£350	Five years	4%
Flexible offset mortgage*	4.70%	80%	Nil	Nil	Nil

* Flexible offset mortgage

- Daily interest.
- Up to two payment holidays per year.
- Regular overpayments of any amount.
- Lump-sum overpayments – minimum £500 per overpayment.
- Borrow back overpayments – minimum £1,000 per withdrawal.
- Offsetting of saving account interest applies.

≈ Tracker Rate

- Rate shown is the charging rate - inclusive of Bank of England base rate plus percentage margin.

STAMP DUTY LAND TAX

	Residential
Value up to £125,000	0%
£125,001 - £250,000	2%
£250,001 - £925,000	5%
£925,001 - £1,500,000	10%
£1,500,001 and over	12%

Additional Stamp Duty Land Tax (SDLT) rules still apply as below.

- *First-time buyers benefit from SDLT relief on purchases up to £500,000 when purchasing their main residence. On purchases up to £300,000, no SDLT is payable. On purchases between £300,001 and £500,000, 5% is charged on that portion. If the price is over £500,000, relief cannot be claimed.*
- *Additional SDLT of 5% applies to the purchase of additional residential properties costing £40,000 or more.*
- *Additional SDLT of 2% applies to the purchase of residential properties costing £40,000 or more by non-UK residents.*
- *SDLT may be charged at a flat rate of 17% on interests in residential properties costing more than £500,000 purchased by certain corporate bodies or non-natural persons in some circumstances, unless relief applies.*
- *SDLT is payable in England and Northern Ireland only. Land Transaction Tax (LTT) is payable in Wales and Land and Buildings Transaction Tax (LBTT) is payable in Scotland. The rates for LTT and LBTT are different to the rates shown above.*
- *Additional rates of LBTT and LTT apply in Scotland and Wales respectively for the purchase of additional residential properties. First-time buyers benefit from LBTT relief in Scotland. There is no LTT relief for first-time buyers in Wales.*

Leasehold property (new leases)

SDLT is payable on both the lease premium and, where applicable, the Net Present Value (NPV) of the rent for new leases.

Residential leasehold rent is charged at:

- *0% up to £125,000*
- *1% on the excess over £125,000*

This does not apply to assigned (existing) leases.