

Residential Product Guide

New
2 and 5 year
fixed 90% LTV
with no product fee



Residential Product Guide 23rd April 2021

Product Highlights

2 year rates from 2.69% | 5 year fixed rates from 2.99%

Available for employed and self-employed applicants

Repayment and interest only options



	F1 product	F2 product	F3 product
Defaults & CCJs	All defaults and CCJs must be satisfied irrespective of when they occurred, unless otherwise stated		
CCJs	0 in 36 All CCJs must be fully satisfied at the time of application	0 in 24 1 unsatisfied (if older than 24m) to the value of £200 otherwise must be satisfied at application	0 in 12 1 unsatisfied (if older than 12m) to the value of £200 otherwise must be satisfied at application
Defaults	0 in 36 Defaults within the last 36 months are considered but only where the cumulative value is below £250 and relates to mail order, comms and utilities	0 in 24 Defaults within the last 24 months are considered but only where the cumulative value is below £250 and relates to mail order, comms and utilities	0 in 12 Defaults within the last 12 months are considered but only where the cumulative value is below £250 and relates to mail order, comms and utilities
Mortgage arrears	0 in 36 months	0 in 36 months	0 in 36 months
Credit cards, Mail Order, Comms & Utilities	Worst status of 2 per account in the last 36 months with 0 in the last 12 months	Up to date on application Worst status of 2 per account in the last 24 months	Up to date on application Worst status of 2 per account in the last 12 months
Unsecured loan arrears	0 in 36 months	Up to date on application Worst status of 1 per account in the last 24 months	Up to date on application Worst status of 2 per account in the last 12 months
Bankruptcy & IVAs	None registered against any borrower	None registered against any borrower	Bankruptcy discharged or IVAs satisfied 3 or more years ago are considered

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www.foundationforintermediaries.co.uk

F1 Green Reward Mortgage

with a reduced product fee and £750 cashback

For owner-occupiers remortgaging

F1 Green Reward Mortgage

PRODUCT GROUP F1 GREEN REWARD	Rate	Max LTV	Fee	Max Loan	ERCs
2 Year Fixed	3.24%	75%	£595	£1M £750K	3%, 2%
	4.39%	85%			
5 Year Fixed	3.59%	75%	£595	£1M £750K	5%, 4%, 3%, 2%, 1%
	4.74%	85%			

All loans revert to BBR+4.99%.

Green Reward Criteria

Property must have been issued with an Energy Performance Certificate (EPC) rating of 'C' or above within the last 24 months.

The Green Reward is only available on standard properties and we cannot accept applications for listed properties.

This product is available for Capital and Interest repayment only.



F1 Residential

for your clients who just miss out on the mainstream

Our F1 product is ideal for clients who just miss out on high street due to minor historic credit blips or low scores.

F1 FEE ASSISTED PRODUCTS**	Rate	Max LTV	Fee	Max Loan	ERCs
Fee Assisted* 2 Year Fixed	2.99%	75%	£1295	£1M	3%,2%
	3.49%	80%		£750K	
Fee Assisted* 5 Year Fixed	3.19%	75%	£1295	£1M	5%, 4%, 3%, 2%, 1%
	3.69%	80%		£750K	

PRODUCT GROUP F1	Rate	Max LTV	Fee	Max Loan	ERCs
2 Year Fixed	2.89%	65%	£995	£2M	3%,2%
	3.19%	75%		£1M	
	3.64%	80%		£750K	
	4.34%	85%		£750K	
	4.99%	90%	No Fee	£500K	
2 Year Variable	2.69% (Reversion - 2.40%)	65%	£995	£2M	None
	2.99% (Reversion - 2.10%)	75%		£1M	
	3.44% (Reversion - 1.65%)	80%		£750K	
5 Year Fixed Large Loan (min loan £500k)**	2.99%	65%	£1495	£2M	5%, 4%, 3%, 2%, 1%
5 Year Fixed	3.39%	65%	£995	£2M	5%, 4%, 3%, 2%, 1%
	3.54%	75%		£1M	
	4.04%	80%		£750K	
	4.69%	85%		£750K	
	5.19%	90%	No Fee	£500K	

F1 FIRST TIME BUYERS	Rate	Max LTV	Fee	Max Loan	ERCs
2 Year Fixed	3.49%	75%	£595	£1M	3%,2%
	3.79%	80%		£750K	
5 Year Fixed	3.89%	75%	£595	£1M	5%, 4%, 3%, 2%, 1%
	4.19%	80%		£750K	

All loans revert to BBR+4.99%

* Fee assisted - One free standard valuation, and no application fee

** Available on Capital and Interest Repayment only.



F2 Residential

for your clients with credit blips

Our F2 product is for clients with recent credit blips.

PRODUCT GROUP F2	Rate	Max LTV	Fee	Max Loan	ERCs
2 Year Fixed	3.19%	65%	£995	£2M	3%,2%
	3.59%	75%		£1M	
	4.19%	80%		£750K	
2 Year Variable	3.09% (Reversion - 2.00%)	65%	£995	£2M	None
	3.49% (Reversion - 1.60%)	75%		£1M	
	4.09% (Reversion - 1.00%)	80%		£750K	
5 Year Fixed	3.59%	65%	£995	£2M	5%, 4%, 3%, 2%, 1%
	3.99%	75%		£1M	
	4.59%	80%		£750K	

F2 FIRST TIME BUYERS	Rate	Max LTV	Fee	Max Loan	ERCs
2 Year Fixed	3.79%	75%	£595	£1M	3%,2%
	4.29%	80%		£750K	
5 Year Fixed	4.19%	75%	£595	£1M	5%, 4%, 3%, 2%, 1%
	4.69%	80%		£750K	

All loans revert to BBR+4.99%



F3 Residential

for your clients who have experienced credit problems

Our F3 product is for clients who have experienced credit problems.

PRODUCT GROUP F3	Rate	Max LTV	Fee	Max Loan	ERCs
2 Year Fixed	3.69% 4.24%	65% 75%	£995	£500K	3%,2%
2 Year Variable	3.59% (Reversion - 1.50%) 4.14% (Reversion - 0.95%)	65% 75%	£995	£500K	None
5 Year Fixed	4.09% 4.59%	65% 75%	£995	£500K	5%, 4%, 3%, 2%, 1%

All loans revert to BBR+4.99%



General criteria	
Minimum age	18.
Maximum age	75 (at end of term).
Maximum borrowers	2 (4 if there is a family tie between applicants and max LTV is less than 80%).
Minimum income	No minimum income.
Minimum loan	£50k (£500k for large loan products)
Maximum loan	£2M for F1 and F2, including fees. £500K for F3, including fees.
Interest only	Acceptable up to 70% LTV.
Part and Part	Acceptable up to 80% LTV.
Minimum property value	£75K.
Minimum term	5 years.
Maximum term	40 years.
Product End Dates	All Foundation products have a rolling end date. This means upon completion customers will benefit from their fixed or discounted rate for the full period i.e a 2 year rate will run for 2 years from completion.

Valuation fee scale	
Property value up to	Standard property
£100,000	£190
£150,000	£250
£200,000	£285
£250,000	£315
£300,000	£330
£350,000	£340
£400,000	£405
£450,000	£435
£500,000	£465
£600,000	£550
£700,000	£640
£800,000	£705
£900,000	£795
£1,000,000	£905
£1,500,000	£1,480
£2,000,000*	£2,050

* Fees for standard properties in excess of £2M are by agreement.

All products are subject to a non-refundable application fee of £125.

