

PLAN	MAXIMUM GROSS MORTGAGE £	MINIMUM NET MORTGAGE £	REPAYMENT PERIOD IN YEARS	VARIABLE ANNUAL RATE	VARIABLE MONTHLY RATE	2 YEAR FIXED ANNUAL RATE	2 YEAR FIXED MONTHLY RATE	5 YEARS FIXED ANNUAL RATE	5 YEAR FIXED MONTHLY RATE	MAX ADVERSE UNITS	MAX LTV	LENDER FEE	MAXIMUM FEES
P-1	250000	3000	1 - 25	6.9	0.575	6.9	0.575	7.1	0.592	None	75%	2.99% (min £499 max £3750)	12.5% (max £4950)
P-2	250000	3000	1 - 25	7.9	0.658	7.9	0.658	8.1	0.675	One unit 0 in last 6 months	75%	2.99% (min £499 max £3750)	12.5% (max £4950)
GOLD	250000	3000	1 - 25	8.3	0.692	8.3	0.692	8.8	0.733	None	75%	5% (min £499 max £3750)	12.5% (max £4950)
A	250000	3000	1 - 25	9.9	0.825	9.9	0.825	10.4	0.867	One unit	75%	5% (min £499 max £3750)	12.5% (max £4950)
B	70000	3000	1 - 25	11.9	0.992	11.9	0.992	12.4	1.033	Two units	75%	5% (min £499 max £3750)	12.5% (max £4950)

P-1

- Employed applicants only
- Minimum property value £150K
- No adverse units in last 12 months
- No arrears on mortgage/secured/unsecured in last 12 months

P-2

- Employed & Pension applicants
- Self Employed considered
- One adverse unit. None in last 6 months.
- No unsecured arrears (credit cards/loans) in last 6 months.

GOLD

- Employed applicants only
- Minimum property value £150K
- No adverse units in last 12 months
- No arrears on mortgage/secured/unsecured in last 12 months

Plan A

- Employed & Pension applicants
- Self Employed considered
- One adverse unit

Plan B

As for Plan A but:

- Applicants on benefits income considered
- Maximum two adverse units but 1 month maximum mortgage/secured loan arrears in last 12 months

Adverse Units

- 1 unit = 1 CCJ/Default in last 12 months for £300 or more.
- 1 unit = maximum of 1 months Mortgage/Secured Loan arrears in last 12 months
- 1 unit = Any Unsecured Credit for £300 or more with 3 or more current missed payments

Information for P-1 & P-2 plans

- No debt management plans or IVAs in last 6 months
- High Cost Short Term Credit (loans under 12 months), Payday loans and Home Credit in last 12 months not accepted
- Gambling debits on bank statements must not exceed 5% of monthly gross salary
- 12 months employment history required
- Missed payments on communications suppliers, public utilities and mail order can be ignored if over 6 months old.

Information for Plans GOLD A & B

- IVAs & Debt Management Plans = normal rules apply in relation to units per defaults
- IVAs must be settled with the loan proceeds
- Ignore mail order and communications defaults
- Ignore satisfied defaults/CCJs less than £3K

Information for all plans

- We will use a maximum of 50% DTI calculation on all plans to include all secured and unsecured credit.
- Minimum age 21 and mortgage to complete before age 85
- Minimum joint income £20k from all sources

Plans

- 2 year fixed rates are available on a minimum 2 year loan term
- 5 year fixed rates are available on a minimum 5 year loan term

Reversion rate is the 2 year fixed rate for each plan