

PLAN	MINIMUM NET MORTGAGE £	MAXIMUM GROSS MORTGAGE £	REPAYMENT PERIOD IN YEARS	VARIABLE ANNUAL RATE	1 YEAR FIXED ANNUAL RATE*	3 YEAR FIXED ANNUAL RATE	5 YEARS FIXED ANNUAL RATE	MAX ADVERSE UNITS	MAX LTV	MINIMUM I&E SURPLUS	LENDER FEE**	MAXIMUM FEES
A	3000	250000	1 - 25	8.3	7.0	8.4	8.5	None	75%	£100.00	2.75% (min £200 max £1295)	12.5% (max £4950)
B	3000	250000	1 - 25	8.8	7.5	8.9	9.0	One unit	75%	£100.00	2.75% (min £200 max £1295)	12.5% (max £4950)
C	3000	55000	1 - 25	9.8	8.7	9.9	10.0	Two Units	75%	£100.00	2.75% (min £200 max £1295)	12.5% (max £4950)

Plan A

- Employed & Pension applicants
- Self Employed considered
- No adverse units (max 2 months unsecured arrears)

Plan B

As for Plan A but:

- Applicants on benefits income considered
- Maximum of one adverse unit

Plan C

As for Plan B but:

- Maximum of two adverse units

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
- 2 units = maximum of 2 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
- IVAs & Debt Management Plans = normal rules apply in relation to units per default
- 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 income £15000 from all sources with a credit score of 350 or more. £20000 minimum for all other customers
- Child related income can be used for the full term of the loan where the children are below the age of 14 on application. Where child related income is received for children 14 and over and the loan term will take them beyond the end date of the child related income an explanation will be required to demonstrate future affordability

Fees

****Lender Fees.**

- *1 Year Discounted Plan - 2% lender fee
- Further Advances – fees charged on the further advance amount only (no minimum, maximum £1295)

Early Repayment Charges (ERCs):

Variable Plans & 1 Year Fixed:

- 1 months interest.

NB. All plans (Fixed 5, Fixed 2 & Variable) are all subject to a £125.00 Redemption Administration Fee and £75.00 Security Release Fee as well as the stated calculations.

3 Year Fixed:

- First Year- 3% of outstanding balance.
- Second Year- 2% of outstanding balance.
- Third Year- 1% of outstanding balance.
- Fourth Year + they will revert to the Variable ERC calculation.

5 Year Fixed:

- First Year & Second Year- 3% of outstanding balance.
- Third Year & Fourth Year- 2% of outstanding balance.
- Fifth Year- 1% of outstanding balance.
- Sixth Year + they will revert to the Variable ERC calculation.