

RIGHT TO BUY MORTGAGE PRODUCTS

We've expanded our product range!

Rate Term	Up to LTV	Clear	AAA	AA	A	BBB	Fee
5 Year Fixed	60%	4.96%	5.31%	5.96%	6.71%	7.01%	£1,495
	65%	5.13%	5.36%	6.01%	6.76%	7.06%	£1,495
	70%	5.30%	5.51%	6.06%	6.81%	7.11%	£1,495
	75%	5.52%	5.71%	6.11%	6.97%		£1,495

Rate Term	Up to LTV	Clear	AAA	AA	A	BBB	Fee
Reversion Rate	60%	4.42% (2.42% + BVR*)	4.92% (2.92% + BVR*)	5.32% (3.32% + BVR*)	6.12% (4.12% + BVR*)	6.37% (4.37% + BVR*)	£1,495
	65%	4.47% (2.47% + BVR*)	4.97% (2.97% + BVR*)	5.37% (3.37% + BVR*)	6.17% (4.17% + BVR*)	6.42% (4.42% + BVR*)	£1,495
	70%	4.52% (2.52% + BVR*)	5.02% (3.02% + BVR*)	5.42% (3.42% + BVR*)	6.22% (4.22% + BVR*)	6.47% (4.47% + BVR*)	£1,495
	75%	4.72% (2.72% + BVR*)	5.22% (3.22% + BVR*)	5.47% (3.47% + BVR*)	6.37% (4.37% + BVR*)		£1,495

Bankruptcy/DRO/IVA	A loading of 1% applies to customers that have had an IVA/Debt Relief Order or Bankruptcy discharged in the last 6 years	Bankruptcy/DRO/IVA
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Bluestone Standard Variable rate "BVR"	2%	The rate does not have a direct link to the Bank of England Base Rate (BBR), which is also reviewed monthly. Typically the BVR will move in line with BBR changes, but could also go up or down at any other point in time, as this is a variable rate set by Bluestone Mortgages and reviewed monthly
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ERC	Year 1	Year 2	Year 3	Year 4	Year 5
5 Year Fixed	3%	2.50%	2%	1%	0.50%



RIGHT TO BUY MORTGAGE PRODUCTS

We've expanded our Right To Buy Fees Free product range

Rate Term	Up to LTV	Clear	AAA	AA	A	BBB	Fee
5 Year Fixed	60%	5.36%	5.71%	6.36%	7.11%	7.41%	
	65%	5.53%	5.76%	6.41%	7.16%	7.46%	
	70%	5.70%	5.91%	6.46%	7.21%	7.51%	
	75%	5.92%	6.11%	6.51%	7.37%		

Rate Term	Up to LTV	Clear	AAA	AA	A	BBB	Fee
Reversion Rate	60%	4.82% (2.82% + BVR*)	5.32% (3.32% + BVR*)	5.72% (3.72% + BVR*)	6.52% (4.52% + BVR*)	6.77% (4.77% + BVR*)	
	65%	4.87% (2.87% + BVR*)	5.37% (3.37% + BVR*)	5.77% (3.77% + BVR*)	6.57% (4.57% + BVR*)	6.82% (4.82% + BVR*)	
	70%	4.92% (2.92% + BVR*)	5.42% (3.42% + BVR*)	5.82% (3.82% + BVR*)	6.62% (4.62% + BVR*)	6.87% (4.87% + BVR*)	
	75%	5.12% (3.12% + BVR*)	5.62% (3.62% + BVR*)	5.87% (3.87% + BVR*)	6.77% (4.77% + BVR*)		

Bankruptcy/DRO/IVA

A loading of 1% applies to customers that have had an IVA/Debt Relief Order or Bankruptcy discharged in the last 6 years

Bankruptcy/DRO/IVA

Bluestone Standard Variable rate "BVR"	2%	The rate does not have a direct link to the Bank of England Base Rate (BBR), which is also reviewed monthly. Typically the BVR will move in line with BBR changes, but could also go up or down at any other point in time, as this is a variable rate set by Bluestone Mortgages and reviewed monthly
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ERC	Year 1	Year 2	Year 3	Year 4	Year 5
5 Year Fixed	3%	2.50%	2%	1%	0.50%

KEY PRODUCT CRITERIA

- Up to 75% LTV
- Available on residential 5 year fixed rate range
- Lend 100% of discounted purchase price, up to a max 75% of open market value
- Available in conjunction with all standard criteria
- Available via selective Sapphire packagers

RIGHT TO BUY CRITERIA

The Right to Buy scheme provides an opportunity for most council tenants to buy their home at a discounted price.

Right to Buy	Criteria
Property Types	<p>The maximum discount is £84,600 across England, except in London boroughs where it's £112,800 and increases each year in April in line with the consumer price index (CPI). Houses and flats attract a different level of discount but are both subject to the absolute caps above. Once the property is purchased the borrower may sell the property but if it's within 5 years of the purchase then a reducing proportion of the discount has to be repaid to the council.</p> <p>Houses You get a 35% discount if you've been a public sector tenant for between 3 and 5 years. After 5 years, the discount goes up 1% for every extra year you've been a public sector tenant, up to a maximum of 70% or £84,600 across England and £112,800 in London boroughs (whichever is lower).</p> <p>Flats You get a 50% discount if you've been a public sector tenant for between 3 and 5 years. After 5 years, the discount goes up by 2% for each extra year you've been a public sector tenant, up to a maximum of 70% or £84,600 across England and £112,800 in London boroughs (whichever is lower).</p> <p>Property types including construction must meet our standard criteria.</p>
Affordability	Affordability is assessed in line with our standard policy.
Customer Type	Council tenants - only those named on the Section 125 RTB Notice can be party to the application.
Transaction Type	Purchase only
Minimum Term / Maximum Term	5 years / 35 years
Minimum loan / Maximum Loan	£50,000 / £1,000,000
Maximum LTV	Up to 100% of the discounted purchase price and a maximum of 75% LTV of the open market value as advised by a Bluestones valuer.
Location	England only
Additional Documents	Section 125 RTB Notice will be required to be able to complete the initial underwrite.
How long is the mortgage offer valid for?	Offers will be valid for 4 months