

Help to Buy product guide

- ✓ All products with £0 assessment fee
- ✓ 2 Year rates from 4.19%
- ✓ 5 Year rates from 4.24%
- ✓ 75% LTV available for England, London and Wales

**We're enhancing criteria
across our Residential
Range**

**Resi, Willing
and Able.**



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For intermediary use only

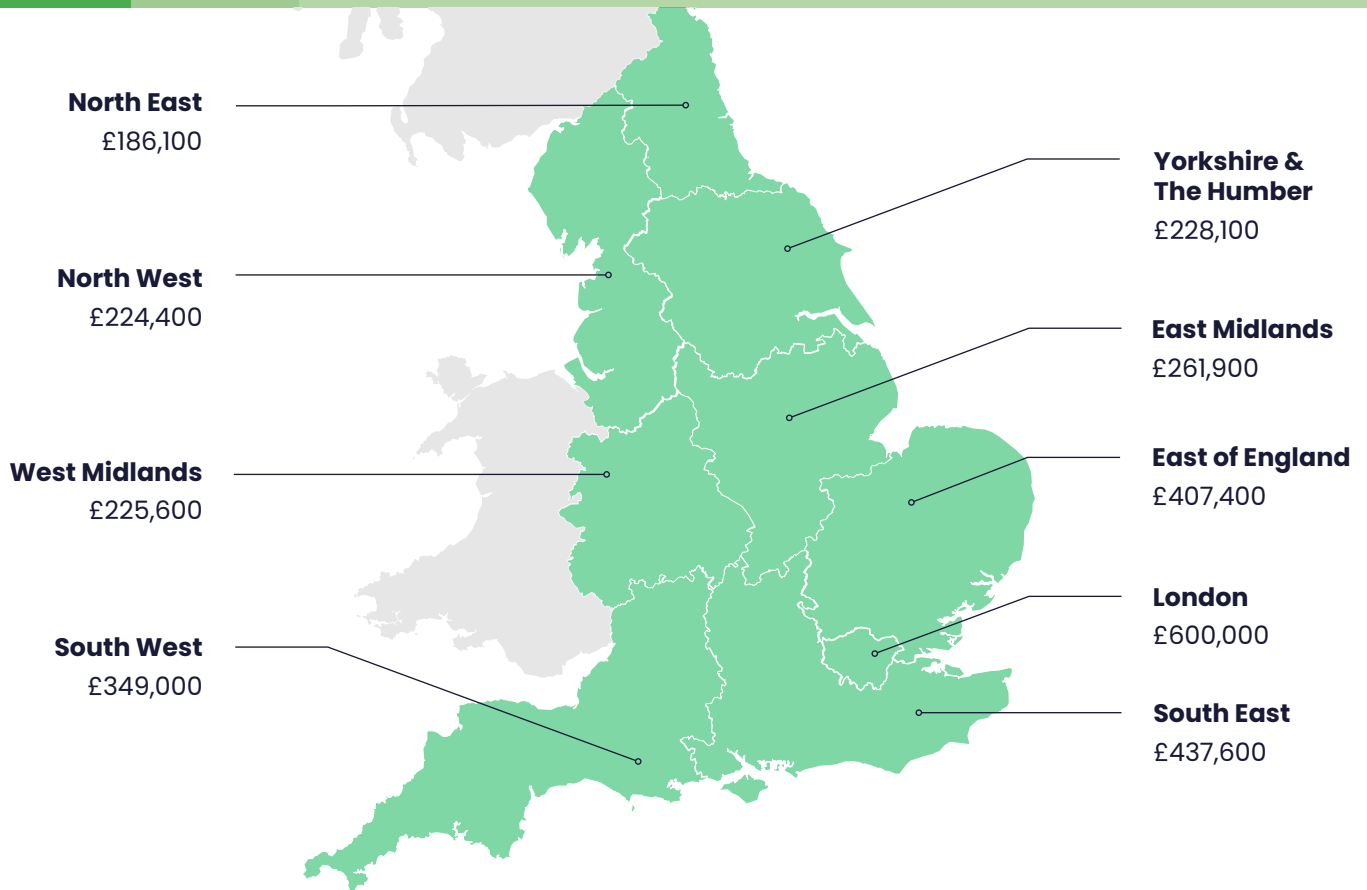
Vida Homeloans is a trading style of Belmont Green Finance Limited, registered in England and Wales no. 09837692.

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Help to Buy criteria & regional price caps

Only available to first time buyers



New Build / Builder sales incentives

Accepted providing incentive does not exceed 5% and confirmation is received from the vendor/builder to confirm monetary value. Maximum 5% of the total amount of the Incentives as declared on the UK Finance Disclosure Form which can be split e.g. 2.5% Builder Gifted Deposit and 2.5% Cash or other incentives.

New Build houses

Accepted up to scheme limits. New Build is defined as a property that has never been occupied and carries a suitable New Build warranty.

Offer validity

Valuation can be off plan. Initial offer is for 6 months and extendable for a further 6 months on the same product, subject to credit search, affordability and re-valuation (£120).

New Build warranties/warranty providers

Must hold an acceptable warranty from one of the following (not exhaustive): Advantage/Advantage HCI, Aedis Warranties Limited, Build Assure, Build Life Plans, Build Zone, Castle 10 (Checkmate), Global Home Warranties Limited, ICW, LABC, NHBC Certificates, Premier Guarantee, Protek, Q Assure Build Limited, Zurich Municipal Policy.

New Build apartments/flats

New Build apartments and flats are accepted up to scheme limits. New Build is defined as a property that has never been occupied and carries a suitable New Build warranty. High rise flats must have a lift on floor 4 or above (ground floor + 3 floors). We will consider high quality flats over 10 storeys (maximum 20) based on valuer's comments on mortgage-ability and saleability.

Help to Buy tiers

See where your customer fits within our Vida tiers

Criteria	VIDA 48	VIDA 36	VIDA 24	VIDA 12	VIDA 6
Registered Defaults (months)	0 in 48	0 in 36	0 in 24	0 in 12	0 in 6
Registered CCJs (months)	0 in 72	0 in 36	0 in 24	0 in 12	0 in 6
Value of unsatisfied CCJs	£0	£0	£1,000	£2,500	£5,000
Missed Mortgage/Secured Payments (months)	0 in 36	0 in 36	0 in 12	0 in 12	0 in 6
Unsecured Arrears (last 6 months)	0	1	2	2	3
Unsecured Missed Payments in the last 6 months Combined Value	£0	£500	£500	£500	£500
Worst Status Secured Payments* (months)	0 in 36	3 in 24	3 in 24	3 in 24	3 in 24

*All historic arrears must have been paid up to date for at least 6 months prior to application.

- Debt Management Plan/Debt Arrangement Schemes may be considered at Underwriter discretion – subject to satisfactory affordability and conduct checks.
- Bankruptcy/IVA/DRO/Trust Deed discharged over 6 years.
- Previous Repossession in last 6 years not acceptable.

Help to Buy purchase range



Available for first time buyers only

2 year fixed

LTV	VIDA 48	VIDA 36	VIDA 24	VIDA 12	VIDA 6
75%	4.19%	4.24%	4.34%	4.84%	4.99%

5 year fixed

LTV	VIDA 48	VIDA 36	VIDA 24	VIDA 12	VIDA 6
75%	4.24%	4.34%	4.44%	4.89%	5.49%

- One free valuation for all qualifying properties
- £500 contribution towards legal fees paid within 30 days of completion

Assessment fees

No assessment fees payable on all applications

Product fee

£995 which can be added to the loan

Minimum loan

£75k

Key Criteria

See pages 3 and 4

ERC's

2 Year: 4%, 3%

5 Year: 5%, 4%, 3%, 3%, 3%

Vida Variable Rate (VVR)

2.80% set on 30.04.22

Revert rate

5.64% (VVR + 2.84%)

Max loan

England

Dependant on location. Please refer to map on page 3; lend up to 75% of regional property price caps

London

£450,000

Wales

£187,500

Contact us

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Or get in touch with our helpful team
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