

Why choose Tandem?

Residential Mortgages up to £750k

tandem

Loan/Source of Deposit

- ✔ Max 90% LTV up to £500,000 for purchase and remortgage
- ✔ Max £60k unsecured Debt Consolidation for Re-Mortgages
- ✔ Acceptable deposit for purchase- Equity Gift or cash gift from a family member

Fair View Credit Assessment

- ✔ We base our Credit assessment on 22 months

CCJs and Defaults

- ✔ We review CCJs or Defaults based on number not value (above £750)
- ✔ CCJs or Defaults do not need to be satisfied
- ✔ CCJs and Defaults under £750 are ignored for criteria

Secured & Unsecured Arrears/Missed Payments

- ✔ All other unsecured account missed payments ignored if total balance of credit agreement under £500
- ✔ Communications, Mail Order, Utilities missed payments (ignored for criteria, not affordability purposes)
- ✔ Mortgage and secured loan arrears are considered based on the product tier criteria

New Build

- ✔ Maximum 75% LTV for houses and flats
- ✔ Our definition of a new build is any property that has been built in the last 2 years.
- ✔ Our maximum exposure is 10% per new build site

Income/Affordability

- ✔ 100% of consistent monthly or quarterly bonus and commission considered
- ✔ 100% of consistent monthly Or quarterly Overtime considered
- ✔ CIS contractors considered as employed?
- ✔ 100% of second income considered (minimum of 6 months In the role)
- ✔ Joint borrower sole proprietor considered

Debt Management Plans / Bankruptcy / IVA

- ✔ Bankruptcy/IVA up to 85% LTV – (Day 1 discharged considered for Employed applicants only)
- ✔ Debt Management Plans considered for employed only- minimum 12 months satisfactory payment profile.

And there's more

- ✔ No Application Fee
- ✔ No valuation fee and free AVM available for Re- Mortgages up to £700,000
- ✔ Free standard Lender only legals for Remortgages Broker fee and Completion fee can be added to the loan with no interest charged
- ✔ Fees can be added above max LTVs subject to affordability
- ✔ Residential EPC discounts of up to 0.3% for EPC A, B & C rated properties Product transfers available
- ✔ All products are portable
- ✔ Further advances considered after 6 months Consent to Let considered
- ✔ Rates reserved for 7 days after accepted DIP & ESIS produced

	T0 - 90%	T1 - 85%	T2 - 85%	T3 - 80%
CCJ's Registered	0 in 24 months	0 in 6 months 1 in 7-24 months	0 in 6 months 1 in 7-24 months	1 in 6 months 2 in 7-24 months (Total 3 CCJ's)
All CCJ's Under £750 ignored for Criteria. All Utility and Communications CCJ's ignored for criteria. CCJ's do not have to be cleared but any balances over £2,000 need to be explained.				
Defaults Registered	0 in 24 months	0 in 6 months 1 in 7-24 months	1 in 6 months 1 in 7-24 months (total 2 Defaults)	1 in 6 months 2 in 7-24 months (Total 3 Defaults)
All Defaults Under £750 ignored for Criteria. All Utility and Communications Defaults ignored for criteria. Defaults do not have to be cleared but any balances over £2,000 need to be explained				
Unsecured Arrears (Worst Status)	0 in 24 months	0 in 6 months 1 in 7-24 months No Current Arrears	1 in 6 months 2 in 7-24 months Current Status 1 Allowed	2 in 6 months 3 in 7-24 months Current Status 2 Allowed
All accounts with a balance under £500 ignored for criteria. All Utility and Communication arrears ignored for Criteria				
Secured & Mortgage Arrears (Worst Status)	0 in 24 months	0 in 12 months 1 in 13-24 months	1 in 12months 2 in 13-24 months Current Status 1 Allowed	1 in 12months 2 in 13-24 months Current Status 1 Allowed
Discharged IVA / Bankruptcy	Not Allowed	Discharged 36 months ago	Discharged and free from all liabilities	Discharged and free from all liabilities
DMP	None Ever	None Ever	None Ever	Allowed subject to satisfactory conduct for the last 12 months
Pay Day Loan	None Outstanding in last 24 months	1 outstanding 0 opened in the last 12 months	1 outstanding 0 opened in the last 12 months	1 outstanding 0 opened in the last 12 months
Self Employed	Yes - Max 85% LTV	Yes - Max 85% LTV	Not Allowed	Not Allowed
Max Loan	£750,000 - 80% LTV £625,000 - 85% LTV £500,000 - 90% LTV	£500,000 - 85% LTV	£500,000 - 85% LTV	£500,000 - 80% LTV