

Residential product guide

- ✓ Up to 90% LTV available now on 5 and 7 year fixed range
- ✓ Maximum Age extended to 80 at the end of term
- ✓ Potential for a term of up to 45 years
- ✓ Applicants with Bankruptcy or IVA's now allowed just 3 years after discharge
- ✓ Acceptable Visas extended with just one years UK residency required
- ✓ Child Benefit accepted at 100%
- ✓ Packager Exclusive Tier allowing higher levels of adverse

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 **Vida Homeloans**

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General and Credit Criteria

Application Criteria

Assessment Fee	£180. No application fee payable on Fee Saver Range.
Product Fee	Product fees can be added to loan above max LTV except 90%
Overpayments	Where ERCs exist, up to 10% in any rolling 12-month period. As no ERCs on variable products there is no restriction on overpayments
Age	21 years at application and up to 80 years at the end of term
Maximum number of applicants	4 (all incomes considered)
Minimum income	One applicant must earn at least £15,000
Minimum loan	£50,000
Maximum loan	£2m up to 75%, £1m up to 85%
Term	5-45 years. Any products selected with a fixed rate of 5 or more years, 1 extra year must to be applied to the term
Interest only	Up to 75% LTV, Maximum loan £1m. Not available for applicants who are already retired or are looking to borrow into retirement
FTBs	Accepted on all products across the full range
Remortgage	Considered even within 6 months since purchase or last remortgage, subject to underwriter discretion
Debt Consolidation	Available up to 85% LTV
Locations	Mainland England, Scotland and Wales. Postcode restrictions apply in Scotland

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Our 15 Premier Packager Club members receive exclusive products, tiering and many other benefits

Criteria	VIDA 36	VIDA 24	VIDA 6	PACKAGER EXCLUSIVE TIER
Months since last default	0 in 36	0 in 24	0 in 6	Refer if <6 months
Months since last CCJ	0 in 36	0 in 24	0 in 6	Refer if <6 months
Worst Status Secured Payments* (months)	0 in last 36	3 in last 24		Refer (no max)
Combined value of missed unsecured payments in the last 6 months**	£250	£500		Refer (no max)
Bankruptcy / IVA / DRO / Trust Deed	3 years +			1 year +
Previous repossessions	6 years +			3 years +

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

**Telecom and Utility missed payments ignored when assessing adverse tier

• Debt Management Plan/Debt Arrangement Schemes may be considered at Underwriter discretion – subject to satisfactory affordability and conduct checks.

Our Premier Package club members

Only these 15 packagers have access to exclusive products, tiering and many other benefits



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Packager Exclusive Tier Products

2 year fixed rate

Available for both purchase and remortgages

Product	LTV	Tier	Initial rate	Fee	Max loan
2 year fixed	65%	Packager	7.54%	£995	£2m
	75%	Packager	7.59%		

5 year fixed rate*

Available for both purchase and remortgages

Product	LTV	Tier	Initial rate	Fee	Max loan
5 year fixed	65%	Packager	7.29%	£995	£2m
	75%	Packager	7.34%		

*A minimum term of 6 years is required

Right to Buy*

Product	LTV	Tier	Initial rate	Fee	Max loan
2 year fixed	75%	Packager	7.94%	£995	£2m
5 year fixed	75%	Packager	7.59%		

*A minimum term of 6 years is required

Additional information

Minimum loan £50k

Vida Variable Rate (VVR)

7.30% Set on 01.09.2023

ERC's

2 year 4%, 3%
5 year 5%, 5%, 4%, 3%, 2%

Revert rate

9.94% (VVR + 2.64%)