

19 August 2020

HELP TO BUY PRODUCT GUIDE



HIGHLIGHTS

- ✓ 2 year rates from 3.89%
- ✓ 5 year rates from 4.09%
- ✓ 80% LTV available in Scotland

As the impact of COVID-19 continues across the UK, we understand the uncertainty it causes for many people. Please read our COVID-19 Lending Guide for some additional information we may require in the current circumstances.



3 HTB TIERS

4 **VIDA 1** Our lowest rates for customers who fall outside the criteria of mainstream lenders and who have a minor unsecured missed payment of £50 or less in the last 6 months

5 **VIDA 2** For customers who fall outside the criteria of mainstream lenders and who have a minor unsecured missed payment of between £51 and £100 in the last 6 months

6 **VIDA 3** To help customers with a complex credit profile who have up to 2 CCJs or defaults in the last 24 months and unsatisfied CCJs of no more than £2,500

7 **VIDA 4** For customers with a complex credit profile with up to 3 CCJs or defaults in the last 24 months, with none above £500 in the last 9 months and unsatisfied CCJs of no more than £5,000

8 **VIDA 5** Aimed at customers who have up to 4 CCJs or defaults in the last 24 months with none above £500 in the last 6 month and unsatisfied CCJs of no more than £5,000

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Credit Status		Vida 1	Vida 2	Vida 3	Vida 4	Vida 5
Combined CCJs and Defaults	Number Last 24 Months	0	1 above £250	2 above £250	3 above £500	4 above £500
	Registered	0 in last 24 months	0 above £250 in last 18 months	0 above £250 in last 12 months	0 above £500 in last 9 months	0 above £500 in last 6 months
Value of Unsatisfied CCJs		0		£2,500	£5,000	
Missed Mortgage / Secured Payments*		0 in the last 36 months	0 in the last 12 months		0 in the last 9 months	0 in the last 6 months
Unsecured Missed Payments Last 6 Months	Number	1		2		3
	Combined Value	£50	£100	£150	£250	£500

- Debt Management Plans considered providing conducted satisfactorily
- Bankruptcy/IVA/DRO/Trust Deed discharged over 6 years
- Previous Repossession in last 10 years not acceptable
- Adverse criteria assessed on combined adverse from all applicants

PURCHASE RANGE

2 YEAR FIXED

5 YEAR FIXED

Max LTV	Initial Rate	Initial Rate
75%	3.89%	4.09%
 80%	4.19%	4.39%

Product Fee £995

REMORTGAGE RANGE £ FOR £ OR STAIRCASING

2 YEAR FIXED

5 YEAR FIXED

Max LTV	Initial Rate	Initial Rate
75%	4.24%	4.39%
80%	4.74%	4.79%

Product Fee £0

£180 assessment fee payable on all applications
One free standard valuation and £200 contribution towards legal fees paid within 30 days of completion

VVR: 2.15% set on 14.08.20

Revert Rate: 4.99% (VVR + 2.84%)

Key Criteria

0 CCJs or defaults in last 24 months

£0 unsatisfied CCJs

0 missed mortgage/secured payments in last 36 months and worst status of 3 in last 24 months

1 unsecured missed payment up to £50 in last 6 months

Min Loan

£25,000

Max Loan (Purchase)

England Up to 75% LTV: £450,000

Wales Up to 75% LTV: £225,000

Scotland Up to 80% LTV: £160,000*

Max Loan (Remortgage)

Up to 75% LTV: £1,000,000

Up to 80% LTV: £750,000

ERCs

2 Year: 4%, 3%

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

*Max loan for First Home Fund £750,000

Exclude fees when calculating maximum LTV, include fees when calculating maximum loan

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PURCHASE RANGE

2 YEAR FIXED

5 YEAR FIXED

Max LTV	Initial Rate	Initial Rate
75%	4.39%	4.59%
 80%	4.59%	4.89%

Product Fee £995

REMORTGAGE RANGE £ FOR £ OR STAIRCASING

2 YEAR FIXED

5 YEAR FIXED

Max LTV	Initial Rate	Initial Rate
75%	4.89%	4.89%
80%	5.19%	5.19%

Product Fee £0

£180 assessment fee payable on all applications
One free standard valuation and £200 contribution towards legal fees paid within 30 days of completion

VVR: 2.15% set on 14.08.20

Revert Rate: 4.99% (VVR + 2.84%)

Key Criteria

- 1 CCJ or default above £250 in last 24 months
- 0 CCJs or defaults above £250 in last 18 months
- £0 unsatisfied CCJs
- 0 missed mortgage/secured payments in last 12 months and worst status of 3 in last 24 months
- 1 unsecured missed payment up to £100 in last 6 months

Min Loan

£25,000

Max Loan (Purchase)

England Up to 75% LTV: £450,000

Wales Up to 75% LTV: £225,000

Scotland Up to 80% LTV: £160,000*

Max Loan (Remortgage)

Up to 75% LTV: £1,000,000

Up to 80% LTV: £750,000

ERCs

2 Year: 4%, 3%

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

*Max loan for First Home Fund £750,000

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PURCHASE RANGE

2 YEAR FIXED

5 YEAR FIXED

Max LTV	Initial Rate	Initial Rate
75%	4.64%	4.84%
 80%	4.79%	5.14%

Product Fee £995

REMORTGAGE RANGE £ FOR £ OR STAIRCASING

2 YEAR FIXED

5 YEAR FIXED

Max LTV	Initial Rate	Initial Rate
75%	5.14%	5.24%
80%	5.39%	5.44%

Product Fee £0

£180 assessment fee payable on all applications
One free standard valuation and £200 contribution towards legal fees paid within 30 days of completion

VVR: 2.15% set on 14.08.20

Revert Rate: 4.99% (VVR + 2.84%)

Key Criteria

2 CCJs or defaults above £250 in last 24 months
0 CCJs or defaults above £250 in last 12 months
No more than £2,500 unsatisfied CCJs
0 missed mortgage/secured payments in last 12 months and worst status of 3 in last 24 months
2 unsecured missed payments up to a combined maximum of £150 in last 6 months

Min Loan

£25,000

Max Loan (Purchase)

England Up to 75% LTV: £450,000

Wales Up to 80% LTV: £225,000

Scotland Up to 80% LTV: £160,000*

Max Loan (Remortgage)

Up to 75% LTV: £1,000,000

Up to 80% LTV: £750,000

ERCs

2 Year: 4%, 3%

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

*Max loan for First Home Fund £750,000

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PURCHASE RANGE

2 YEAR FIXED

5 YEAR FIXED

Max LTV	Initial Rate	Initial Rate
75%	5.09%	5.29%

Product Fee £995

REMORTGAGE RANGE £ FOR £ OR STAIRCASING

2 YEAR FIXED

5 YEAR FIXED

Max LTV	Initial Rate	Initial Rate
75%	5.59%	5.49%

Product Fee £0

£180 assessment fee payable on all applications
One free standard valuation and £200 contribution towards legal fees paid within 30 days of completion

VVR: 2.15% set on 14.08.20
Revert Rate: 4.99% (VVR + 2.84%)

Key Criteria

3 CCJs or defaults above £500 in last 24 months
0 CCJs or defaults above £500 in last 9 months
No more than £5,000 unsatisfied CCJs
0 missed mortgage/secured payments in last 9 months and worst status of 3 in last 24 months
2 unsecured missed payments up to a combined maximum of £250 in last 6 months

Min Loan

£25,000

Max Loan (Purchase)

England Up to 75% LTV: £450,000
Wales Up to 75% LTV: £225,000
Scotland Up to 80% LTV: £160,000*

Max Loan (Remortgage)

Up to 75% LTV: £500,000

ERCs

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

*Max loan for First Home Fund £500,000

Exclude fees when calculating maximum LTV, include fees when calculating maximum loan

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PURCHASE RANGE

2 YEAR FIXED

5 YEAR FIXED

Max LTV	Initial Rate	Initial Rate
75%	5.79%	5.99%

Product Fee £995

REMORTGAGE RANGE £ FOR £ OR STAIRCASING

2 YEAR FIXED

5 YEAR FIXED

Max LTV	Initial Rate	Initial Rate
75%	6.29%	6.09%

Product Fee £0

£180 assessment fee payable on all applications
One free standard valuation and £200 contribution towards legal fees paid within 30 days of completion

VVR: 2.15% set on 14.08.20
Revert Rate: 4.99% (VVR + 2.84%)

Key Criteria

4 CCJs or defaults above £500 in last 24 months
0 CCJs or defaults above £500 in last 6 months
No more than £5,000 unsatisfied CCJs
0 missed mortgage/secured payments in last 6 months and worst status of 3 in last 24 months
3 unsecured missed payments up to a combined maximum of £500 in the last 6 months

Min Loan

£25,000

Max Loan (Purchase)

England Up to 75% LTV: £450,000
Wales Up to 75% LTV: £225,000
Scotland Up to 75% LTV: £150,000*

Max Loan (Remortgage)

Up to 75% LTV: £500,000

ERCs

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

*Max loan for First Home Fund £500,000

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