

19 August 2020

RESIDENTIAL PRODUCT GUIDE



HIGHLIGHTS

- ✓ 2 year rates from 3.24%
- ✓ 5 year rates from 3.69%
- ✓ 85% LTV available
- ✓ Full range of products across all tiers

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 RESIDENTIAL 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 maximum of £5,000 unsatisfied

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RESIDENTIAL TIERS

Credit Status		Vida 1	Vida 2	Vida 3	Vida 4	Vida 5
Combined CCJs and Defaults	Number Last 24 Months	0	1	2	3	4
	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

*Worst Status of 3 in the last 24 months

- 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

STANDARD 2 YEAR FIXED 5 YEAR FIXED

Max LTV	Initial Rate	Initial Rate
70%	3.24%	3.69%
75%	3.44%	3.89%
80%	3.94%	4.29%
85%	4.39%	4.59%

Product Fee £995

FEE SAVER 2 YEAR FIXED 5 YEAR FIXED

Max LTV	Initial Rate	Initial Rate
70%	3.84%	3.99%
75%	4.04%	4.19%
80%	4.54%	4.59%
85%	4.99%	4.89%

Product Fee £0

RIGHT TO BUY (FEE SAVER ONLY)

FEE SAVER 2 YEAR FIXED 5 YEAR FIXED

Max LTV	Initial Rate	Initial Rate
75%	4.64%	4.79%

Product Fee £0

Standard

£180 assessment fee payable on all applications

Fee Saver

For properties valued up to £500K, one free standard valuation and a refund of the reduced £49 assessment fee within 30 days of completion
For properties valued over £500K, refund of valuation fee and £180 assessment fee within 30 days of completion (max £650)
Free standard legal service on remortgages

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

Min Loan

£25,000

Max Loan (including fees)

Up to 85% LTV :£500,000
Up to 80% LTV: £750,000
Up to 75% LTV: £1m
Up to 70% LTV: £1.5m

ERCs

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

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

DIP possible in under 10 minutes at www.vidahomeloans.co.uk

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Max LTV	Initial Rate	Initial Rate
70%	3.94%	4.29%
75%	4.09%	4.39%
80%	4.39%	4.69%
85%	4.69%	4.89%

Product Fee £995

FEE SAVER 2 YEAR FIXED 5 YEAR FIXED

Max LTV	Initial Rate	Initial Rate
70%	4.54%	4.59%
75%	4.69%	4.69%
80%	4.99%	4.99%
85%	5.29%	5.19%

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Key Criteria

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

Min Loan

£25,000

Max Loan (including fees)

Up to 85% LTV :£500,000
Up to 80% LTV: £750,000
Up to 75% LTV: £1m
Up to 70% LTV: £1.5m

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STANDARD 2 YEAR FIXED 5 YEAR FIXED

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75%	4.34%	4.74%
80%	4.59%	4.94%
85%	4.99%	5.19%

Product Fee £995

FEE SAVER 2 YEAR FIXED 5 YEAR FIXED

Max LTV	Initial Rate	Initial Rate
70%	4.74%	4.79%
75%	4.94%	5.04%
80%	5.19%	5.24%
85%	5.59%	5.49%

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Key Criteria

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

Min Loan

£25,000

Max Loan (including fees)

Up to 85% LTV :£500,000

Up to 80% LTV: £750,000

Up to 70% LTV: £1m

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Revert Rate: 4.99% (VVR + 2.84%)

Key Criteria

3 CCJs or defaults in last 24 months

0 CCJs or defaults above £500 in the last 9 months

No more than £5,000 unsatisfied CCJs

0 missed mortgage/secured payments in the last 9 months

2 unsecured missed payments up to a combined maximum of £250 in the last 6 months

Min Loan

£25,000

Max Loan (including fees)

Up to 80% LTV: £500,000

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Key Criteria

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

Min Loan

£25,000

Max Loan (including fees)

Up to 75% LTV: £500,000

ERCs

2 Year: 4%, 3%

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

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