

Together Unregulated Bridging Product Range

Product	Max LTV	Loan Amount	Rate	Exit Fee
Residential Bridge	70% Purchase 65% Refinance	≤£750,000	≤50% LTV From 0.65% >50% LTV From 0.75%	Loans up to £100,000 – 1 month interest
Commercial Bridge	65% Purchase 50% Refinance	≤£500,000	From 1.00%	

Loan:

- Minimum loan size £26k.
- Loans accepted above maximum loan sizes by referral
- Lender Arrangement Fee 2.00%
- Serviced bridging preferred, retained available by referral
- Title insurance and legal costs applicable depending on loan size

Properties:

- Residential investment property (inc BTL) in England, Scotland and Wales
 - Minimum valuation £50,000 (lower by referral)
 - Maximum valuation of £1m (greater by referral)
- All commercial property types considered on merit

Bypass Schemes (Residential property only):

	Hometrack valuation criteria		
Maximum loan	£150,000	£250,000	£500,000
Maximum LTV	70%	60%	50%
Confidence level	4+		
	Any confidence level accepted for auction purchases		
Property Types	A type only		

	Drive by valuation criteria		
Loan type	Purchase		Refinance
Maximum loan	£100,000	£150,000	£100,000
Maximum LTV	70%	60%	70%
Property valuation	≤£750,000		

Customer:

- Many status profiles considered
- Wide variety of income sources accepted
- Expat & applicants without permanent rights to reside in the UK accepted
- Max age at end of term 80
- No maximum age on self funded BTL
- Minimum customer loan £26,000 (lower by referral)

Customer profiles accepted

- 0 in 12 Demerits
- 1 in 12 Demerits – 0.15% increase in rate
- 2 in 12 Demerits – 0.25% increase in rate
- >2 in 12 Demerits accepted by referral

Demerits:

- Product selection is based on demerits defined as a CCJ, default or arrears within the last 12 months (adverse older than 12 months is ignored for plan selection)
- Individual CCJs and defaults:
 - Ignore – all ≤ £ 300 or satisfied ≤ £ 3,000
 - 1 demerit – unsatisfied £ 300 - £ 10,000; satisfied > £ 3,000
 - Refer – unsatisfied > £ 10,000
- Secured arrears - Demerit points are defined as the highest number of arrears in the last 12 months on all first and second charge mortgages for the applicant(s)

Together Buy to Let & Homeowner Business Loan Products

Product	Max LTV	Loan Amount	Rate	ERC
Variable Rate	70% Purchase 65% Remortgage & Second Charge	≤£500,000	6.99%	4%, 4%, 3%, 2%, 1%

Loan:

- Minimum loan size £26k.
- Loans accepted above maximum loan sizes by referral
- Lender Arrangement Fee 2.50%
- Loan terms 4-30 years
- Capital repayment and interest only loans
- Title insurance and legal costs applicable depending on loan size

Properties:

- No limit on the number or value of properties in the customer's portfolio
- Maximum overall portfolio LTV 75%
- Refer the case if there are over 15 securities and the overall LTV is over 65%
- Most property types are accepted - reduced maximum LTV by 10% for 'Non Standard' property
- Purchases: Reduce max LTV by 5% if property value is below £60,000
- Remortgage / 2nd charge: Reduce max LTV by 5% if property value is below £125,000
- HMO and Holiday Let properties accepted

Valuation Bypass Schemes:

	Hometrack valuation criteria		
Maximum loan	£150,000	£250,000	£500,000
Maximum LTV	70%	60%	50%
Confidence level	4+		
	Any confidence level accepted for auction purchases		
Property Types	'Standard' property only		

	Drive by valuation criteria	
Maximum loan	£50,000	£75,000
Maximum LTV	65%	50%
Property valuation	≤£750,000	

Customer:

- Min age 18. No max age if ICR met, if full affordability required max age 80
- Individuals, Sole Traders, LLPs, Partnerships, Limited Company Applications
- Portfolio landlords accepted
- Expat & applicants without permanent rights to reside in the UK accepted – subject to 1% increase in rate

Affordability:

Tiered ICR applies:

- 125% - Basic rate taxpayers & Limited Company applicants
- 145% - Higher rate taxpayers
- 165% - Additional rate taxpayers
- Additional income accepted if rental income is not sufficient to meet ICR
- Projected rents accepted to a maximum of 90%
- Homeowner Business Loans - affordability will be assessed on a Total Secured Debt to Income (TSDI) ratio: Net profit / Income x 50% must exceed all secured lending payments

Customer profiles accepted:

- 0 in 12 Demerits – 6.99%
- 1 in 12 Demerits – 7.99%
- 2 in 12 Demerits – 8.99%
- >2 Demerits accepted by referral

Demerits:

- Product selection is based on demerits defined as a CCJ, default or arrears within the last 12 months (adverse older than 12 months is ignored for plan selection)
- Individual CCJs and defaults:
 - Ignore – all ≤ £ 300 or satisfied ≤ £ 3,000
 - 1 demerit – unsatisfied £ 300 - £ 10,000; satisfied > £ 3,000
 - Refer – unsatisfied > £ 10,000
- Secured arrears - Demerit points are defined as the highest number of arrears in the last 12 months on all first and second charge mortgages for the applicant(s)

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Together Commercial Term Product

Product	Max LTV	Loan Amount	Rate	ERC
Variable Rate	65% Purchase 50% Remortgage	≤£250,000	7.99%	6%, 6%, 6%, 5%, 4%, 3%, 2%, 1% (R)

Loan:

- Available on first charge basis only
- Minimum loan size £26k.
- Loans accepted above maximum loan sizes by referral
- Lender Arrangement Fee 2.50%
- Loan terms 7-20 years
- Capital repayment and interest only loans
- Title insurance and legal costs applicable depending on loan size

Properties:

- Commercial Investment property
- Minimum valuation £75,000
- 100% funding available with additional security
- 180 day valuation acceptable for the LTV as long as there is less than 20% difference between the 90 day valuation and the 180 day valuation
- All commercial property types considered on merit

Valuation:

- All loans require a full valuation of the security – no AVMs accepted

Customer:

- Individuals, Sole Traders, LLPS, Partnerships, Limited Company Applications
- Expat & applicants without permanent rights to reside in the UK
- Minimum customer loan £26,000
- Employed and self employed applicants

Affordability:

- Affordability will be assessed on a Total Secured Debt to Income (TSDI) ratio: Net profit / Income x 50% must exceed all secured lending payments
- Additional Income accepted
- No minimum income requirements

Customer profiles accepted:

- 0 in 12 Demerits – 7.99%
- 1 in 12 Demerits – 8.99%
- 2 in 12 Demerits – 9.99%
- >2 Demerits accepted by referral

Demerits:

- Product selection is based on demerits defined as a CCJ, default or arrears within the last 12 months (adverse older than 12 months is ignored for plan selection)
- Individual CCJs and defaults:
 - Ignore – all ≤ £ 300 or satisfied ≤ £ 3,000
 - 1 demerit – unsatisfied £ 300 - £ 10,000; satisfied > £ 3,000
 - Refer – unsatisfied > £ 10,000
- Secured arrears - Demerit points are defined as the highest number of arrears in the last 12 months on all first and second charge mortgages for the applicant(s)