

HELP TO BUY/SFHFS PRODUCT GUIDE



2nd July 2021

- ✓ 2 Year rates from 3.94%
- ✓ 5 Year rates from 4.24%
- ✓ 75% LTV available for England, London and Wales
- ✓ 80% LTV available in Scotland



03300 246 246



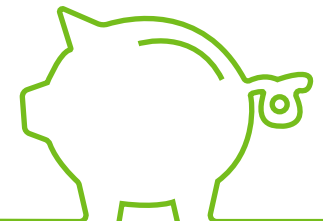
www.vidahomeloans.co.uk

FOR INTERMEDIARY USE ONLY | HV12 02072021

CONTENTS

- 3 HELP TO BUY ENGLAND CRITERIA**
- 4 HELP TO BUY TIERS**
- 5 HELP TO BUY PURCHASE RANGE**
- 6 SCOTTISH FIRST HOME FUND PURCHASE RANGE**

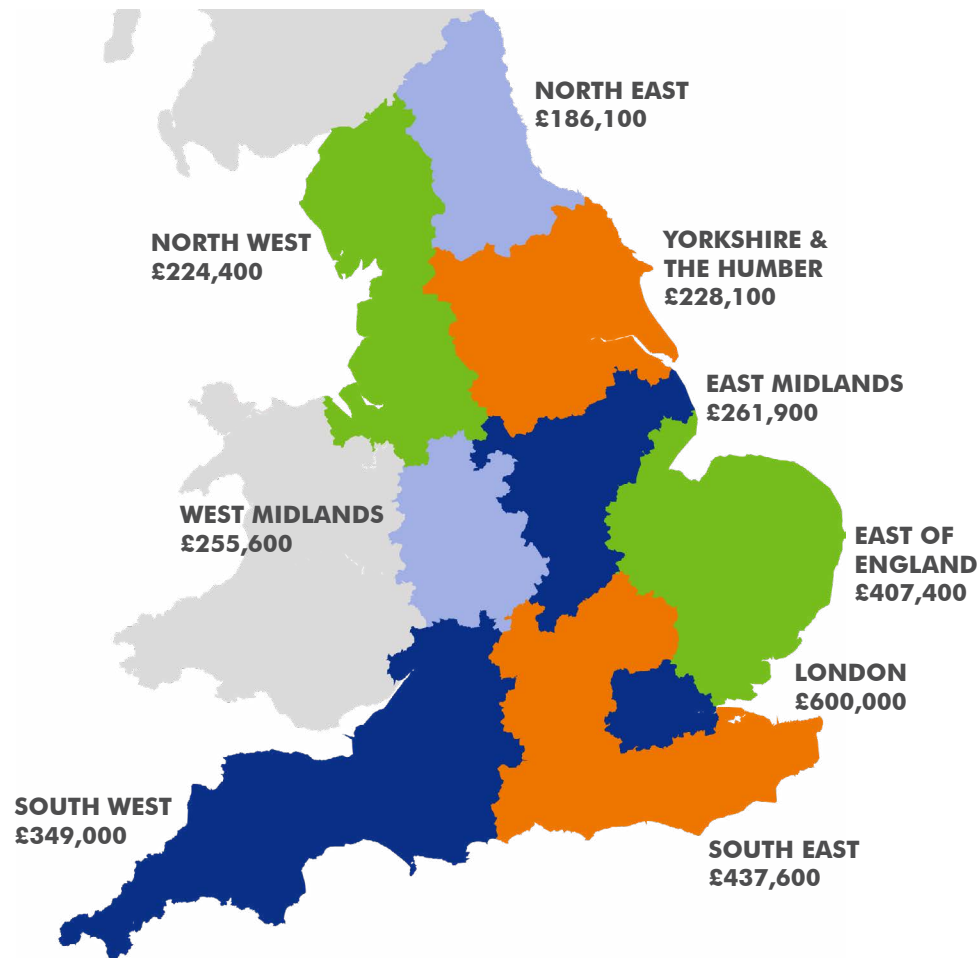
THIS DOCUMENT IS FOR THE USE OF PROFESSIONAL MORTGAGE INTERMEDIARIES ONLY. Vida Homeloans is a trading style of Belmont Green Finance Limited, registered in England and Wales no. 09837692. Registered office: 1 Bridge Street, Staines-upon-Thames, Surrey TW18 4TW. Belmont Green Finance Limited is authorised and regulated by the Financial Conduct Authority. Financial Services Register Firm Reference Number 738741.



HELP TO BUY CRITERIA

HELP TO BUY ENGLAND REGIONAL PRICE CAPS

ONLY AVAILABLE FOR FIRST TIME BUYERS



NEW BUILD/BUILDER SALES INCENTIVES

Accepted providing incentive does not exceed 5% and confirmation is received from the vendor/builder to confirm monetary value. Maximum 5% of the total amount of the Incentives as declared on the CML Form which can be split i.e. 2.5% Builder Gifted Deposit and 2.5% Cash or other incentives.

NEW BUILD HOUSES

Accepted up to scheme limits. New Build is defined as a property that has never been occupied and carries a suitable NHBC warranty.

NEW BUILD APARTMENTS/FLATS

New Build apartments and flats are accepted up to scheme limits. New Build is defined as a property that has never been occupied and carries a suitable NHBC warranty. High rise flats must have a lift if situated above 4th floor (ground floor + 3 floors). High quality flats over 10 storeys (maximum 20) can be referred for underwriter consideration based on valuer's comments on mortgageability & saleability.

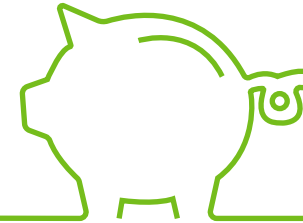
OFFER VALIDITY

Valuation can be off plan. Initial offer is for 6 months and extendable for a further 6 months on the same product, subject to credit search, affordability and re-valuation (£120).

NEW BUILD WARRANTIES/WARRANTY PROVIDERS

Must hold an acceptable warranty from one of the following (not exhaustive): Advantage/Advantage HCI, Aedis Warranties Limited, Build Assure, Build Life Plans, Build Zone, Castle 10 (Checkmate), Global Home Warranties Limited, ICW, LABC, NHBC Certificates, Premier Guarantee, Protek, Q Assure Build Limited, Zurich Municipal Policy.

HELP TO BUY/SFHFS TIERS



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 the last 24 months	0 above £250 in the last 18 months	0 above £250 in the last 12 months	0 above £500 in the last 9 months	0 above £500 in the last 6 months
Value of Unsatisfied CCJs		0	0	£2500	£5000	£5000
Missed Mortgage / Secured Payments*		0 in the last 36 months	0 in the last 12 months	0 in the last 12 months	0 in the last 9 months	0 in the last 6 months
Unsecured Missed Payments in the last 6 months	Number	1	1	2	2	3
	Combined Value	£50	£100	£150	£200	£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

HELP TO BUY PURCHASE RANGE

2 YEAR FIXED

MAX LTV	VIDA 1	VIDA 2	VIDA 3	VIDA 4	VIDA 5
75%	3.94%	3.99%	4.34%	4.69%	4.99%

5 YEAR FIXED

MAX LTV	VIDA 1	VIDA 2	VIDA 3	VIDA 4	VIDA 5
75%	4.24%	4.39%	4.69%	5.19%	5.49%

£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%)

Min Loan: £100,000

Max Loan: **England**
Dependant on location.
Please refer to map on page 3; lend up to 75% of regional property price caps.

London
£450,000

Wales
£187,500

Key Criteria:

See tier grid on page 3

Product Fee:

£995

ERCs:

2 Year: 4%, 3%

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

Note:

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

Help to Buy Wales: available to first time buyers and home movers.

SCOTTISH FIRST HOME FUND

2 YEAR FIXED

MAX LTV	VIDA 1	VIDA 2	VIDA 3	VIDA 4	VIDA 5
80%	4.39%	4.69%	4.99%	5.29%	-

5 YEAR FIXED

MAX LTV	VIDA 1	VIDA 2	VIDA 3	VIDA 4	VIDA 5
80%	4.59%	4.89%	5.19%	5.49%	-

£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%)

Min Loan: £100,000

Max Loan: £300,000

Key Criteria:

See tier grid on page 3

Product Fee:

£995

ERCs:

2 Year: 4%, 3%

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

Note:

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

At least one Applicant must be a First Time Buyer. Additional borrowers with an existing property are permitted but this must be sold upon completion.

The scheme provides up to £25,000 towards the purchase of a home.