

Criteria

guide

February 2008

Mainstream

LTV/LOAN SIZE

LOAN SIZE	STANDARD	FIRST TIME BUYERS	RIGHT TO BUY
£25,001 - £600,000	85%	85%	85%
£25,001 - £750,000	80%	80%	80%
£25,001 - £1 MILLION	75%	75%	75%

MULTIPLES Up to 75% LTV: 4.5 + 1 or 3.75 x joint; above 75% LTV: 4 + 1 or 3.3 x joint. Income multiples used dependent on credit score. In addition, an automatic affordability check will be made in every instance.

FIRST TIME BUYER Someone who has not had a mortgage or owned a property in the last 12 months. For joint applications, both applicants must fit this criteria to be considered first time buyers.

HIGHER LENDING CHARGE There are no Higher Lending Charges (HLCs).

REPAYMENT METHOD Repayment or interest only, or a combination of both.

GENERAL INSURANCES If buildings insurance is not provided by way of our block policy then we will charge an administration fee of £40.

TERM Minimum 5 years, maximum 30 years.

DEFINITION OF INCOME 100% of basic salary, weighting allowance, mortgage subsidy, housing allowance, shift allowances or payments. 100% of guaranteed overtime, service/occupational/disability pension if confirmed with documentary evidence, regular overtime, bonus, commission. 100% of second income providing it is permanent and the applicant has been in receipt for 6 months. Only one second income per applicant allowed. 100% working family tax credit, 100% of maintenance. NB: A maximum of two applicants' income can be taken into account.

EMPLOYED Applicants must provide 12 months' continuous history of employment, with a maximum break of 2 weeks. Probationers will be considered if on permanent staff. Fixed term contract employment will be considered if the contract has more than 6 months to run and will be renewed.

SELF-EMPLOYED Sole proprietors, partners, or those holding 33% or more of the issued share capital, who have been self-employed for a minimum of 1 year prior to date of application. An accountant's certificate may be obtained.

LOAN PURPOSE Available for purchase or remortgage for any legal purpose (except repayment of gambling or tax debt). Applicants must provide a breakdown of the use to which funds will be put in the case of a remortgage.

LOCATION England, Wales and mainland Scotland.

UNACCEPTABLE PROPERTY TYPES Freehold flats or maisonettes in England or Wales. Studio flats. Properties of Non-standard construction (except Wimpey No-Fine, Laing Easi Form, Crosswall). Properties with agricultural restriction, or with continuing structural movement that requires monitoring. Flats above shops or businesses unless subject to good marketability and LTV less than 85%. Mobile homes, second or holiday homes, in shared ownership, multi-tenanted or where a third party retains an interest. Leasehold properties with an unexpired lease term of less than 30 years at end of mortgage term, Grade 1 listed buildings Properties with 7 or more bedrooms. Live/work units.

BACK TO BACK TRANSACTIONS AND ASSIGNABLE CONTRACTS: A back to back transaction occurs where the vendor of the property originally purchased it within the last 6 months. It is most common for the vendor to purchase and re-sell the property on the same day. GMAC RFC will not accept any application which is part of a back to back transaction. An application which involves an assignable contract is not acceptable.

SCOTTISH TRUST DEEDS: GMAC RFC do not accept any application which has an existing Trust Deed.

HIGH RISE DEVELOPMENT Properties located within a development of more than 10 storeys will be acceptable, subject to the following criteria:

- The development including our security is covered by a valid NHBC, Architects Certificate, Zurich Guarantee or Premier Guarantee (i.e. must be less than 10 years old)
- The development as a whole is not currently or previously owned by the Local Authority or Housing Association
- Demand and future saleability must be average or good
- Property values in excess of the following limits:
 - 1 Bedroom: £130,000
 - 2 Bedroom: £145,000
 - 3 & 4 Bedroom: £155,000.

NEW BUILD PROPERTIES New build properties will be considered to a maximum LTV of 75%. New build properties are defined as a property built within 2 years prior to the current year.

LOCAL AUTHORITY INCLUDING RIGHT TO BUY Local Authority built houses will be considered up to maximum product specified LTV. Right to Buy applications can be considered up to a maximum 85% LTV of the open market value. Ex-Local Authority flats and maisonettes valued in excess of the following limits:

- 1 Bedroom: £60,000
- 2 Bedroom: £80,000
- 3 & 4 Bedroom: £100,000.

Demand and future saleability must be average or good. Maximum 75% LTV. All applicants must show on Section 125.

AGE Minimum 18 years for both applicants, maximum 75 years. Evidence of the ability to maintain the mortgage in retirement may be required.

REFERENCES REQUIRED Credit search and credit score. Dependent on the risk of the individual case, either full references or telephone calls to the employers/accountants may be required. A full income reference will apply for loans above £500k.

RESIDENCY/VOTERS' ROLL Applicants must have been permanently resident in the UK for the past three years and have indefinite leave to remain in the UK. In all cases, applicants should be registered on the Voters' Roll in the last 3 years. If applicants are not currently shown on the Voters' Roll at their current address, proof of residency must be supplied.

SOLICITORS Applicants' solicitors must appear on GMAC-RFC's panel. Licensed conveyancers not acceptable.

INTEREST RATE After the fixed/discount/tracker rate period the interest rate will revert to either GMAC-RFC Standard Variable Rate or BBR plus loading or **LIBOR plus a loading (Partners range only)**.

EXISTING BORROWERS Existing GMAC-RFC borrowers who wish to remortgage must have held the mortgage for at least 3 months, with no arrears in the last 6 months. Any previous arrears must be up to date prior to application.

Text in red pertains to the Partners range only.

Self-Cert

LTV/LOAN SIZE

LOAN SIZE	STANDARD	FIRST TIME BUYERS	RIGHT TO BUY
£25,001 - £500,000	75%	75%	75%
£25,001 - £750,000	75%	N/A	N/A

First Time Buyers maximum 75% LTV on all products.

FIRST TIME BUYER Someone who has not had a mortgage or owned a property in the last 12 months. For joint applications, both applicants must fit this criteria to be considered first time buyers

MULTIPLES Up to 75% LTV: 4.5 + 1 or 3.75 x joint. Income multiples used dependent on credit score. In addition, an automatic affordability check will be made in every instance.

HIGHER LENDING CHARGE There are no Higher Lending Charges (HLCs).

REPAYMENT METHOD Repayment or interest only, or a combination of both.

GENERAL INSURANCES If buildings insurance is not provided by way of our block policy then we will charge an administration fee of £40.

TERM Minimum 5 years, maximum 30 years.

EMPLOYED Applicants must provide 12 months' continuous history of employment, with a maximum break of 2 weeks. Probationers will be considered if on permanent staff. Fixed term contract employment will be considered if the contract has more than 6 months to run and will be renewed.

SELF-EMPLOYED Sole proprietors, partners, or those holding 33% or more of the issued share capital, who have been self-employed for a minimum of 1 year prior to date of application. A maximum of two applicants' income can be taken into account.

LOAN PURPOSE Available for purchase or remortgage for any legal purpose (except repayment of gambling or tax debt). Applicants must provide a breakdown of the use to which funds will be put in the case of a remortgage and will not be acceptable if the mortgage amount is more than 150% of the original mortgage amount (2.5 times). Does not apply to loans under £50,000 or below 75% LTV.

LOCATION England, Wales and mainland Scotland.

UNACCEPTABLE PROPERTY TYPES Freehold flats or maisonettes in England and Wales. Studio flats. Properties of Non-Standard construction(except Wimpey No-Fine, Laing Easi Form,Crosswall) Properties with agricultural restriction, or with continuing structural movement that requires monitoring. Flats above shops or businesses unless subject to good marketability and less than 85% LTV. Mobile homes, second or holiday homes, in shared ownership, multi-tenanted or where a third party retains an interest. Leasehold properties with an unexpired lease term of less than 30 years at end of mortgage term, Grade 1 listed buildings. Properties with 7 or more bedrooms. Live/work units.

LOCAL AUTHORITY INCLUDING RIGHT TO BUY Local Authority built houses will be considered up to maximum product specified LTV. Right to Buy applications can be considered up to a maximum 75% LTV of the open market value. Ex-Local Authority flats and maisonettes valued in excess of the following limits:

- 1 Bedroom: £60,000
- 2 Bedroom: £80,000
- 3 & 4 Bedroom: £100,000.

Demand and future saleability must be average or good. All applicants must show on Section 125.

BACK TO BACK TRANSACTIONS AND ASSIGNABLE CONTRACT: A back to back transaction occurs where the vendor of the property originally purchased it within the last 6 months. It is most common for the vendor to purchase and re-sell the property on the same day. GMAC RFC will not accept any application which is part of a back to back transaction. An application which involves an assignable contract is not acceptable.

SCOTTISH TRUST DEEDS: GMAC RFC do not accept any application which has an existing Trust Deed.

NEW BUILD PROPERTIES New build properties will be considered to a maximum LTV of 75%. New build properties are defined as a property built within 2 years prior to the current year.

HIGH RISE DEVELOPMENT Properties located within a development of more than 10 storeys will be acceptable, subject to the following criteria:

- The development including our security is covered by a valid NHBC, Architects Certificate, Zurich Guarantee or Premier Guarantee (i.e. must be less than 10 years old).
- The development as a whole is not currently or previously owned by the Local Authority or Housing Association
- Demand and future saleability must be average or good
- Property values in excess of the following limits:
 - 1 Bedroom: £130,000
 - 2 Bedroom: £145,000
 - 3 & 4 Bedroom: £155,000.

AGE Minimum 21 years for both applicants. Maximum 75 years at the end of the mortgage term.

REFERENCES REQUIRED Credit search and credit score. Employed applicants: telephone call to employer to confirm that the employee works there, their job title and that they are permanent. Self-employed applicants: telephone call to accountants (must be chartered or certified) to confirm that the business is trading and has been for at least a year. The lending assessors must be satisfied that in addition to the above checks, the stated occupation and/or source of income can be deemed reasonable to support the loan requested. Further documentation may be required to support. If no accountant is available, an up to date Inland Revenue tax assessment form (SA302/ SA310/ SA300/ SA327) can be provided. Book-keepers accepted to £250k subject to qualifications.

RESIDENCY AND VOTERS' ROLL Applicants must have been permanently resident in the UK for the past three years and have indefinite leave to remain in the UK. In all cases, applicants should appear on the Voters' Roll in the last 3 years. If applicants are not currently shown on the Voters' Roll at their current address, proof of residency must be supplied.

SOLICITORS Applicants' solicitors must appear on GMAC-RFC's panel. Licensed conveyancers not acceptable.

INTEREST RATE After the fixed/discount/tracker rate period the interest rate will revert to either GMAC-RFC Standard Variable Rate or BBR plus loading or LIBOR plus a loading (Partners range only).

EXISTING BORROWERS Existing GMAC-RFC borrowers who wish to remortgage must have held the mortgage for at least 3 months, with no arrears in the last 6 months. Any previous arrears must be up to date prior to application.

*Text in red pertains to the Partners product range only.

Buy to Let

LTV/LOAN SIZE

LOAN SIZE	LTV
£25,001 - £400,000	85%
£25,001 - £500,000	80%
£25,001 - £750,000	75%
£25,001 - £1 MILLION	65%

Maximum 25 properties in total with cumulative value not exceeding £3 million. Not available to First Time Buyers.

INCOME MULTIPLES Conventional income multiples are not used, instead the valuer must confirm that the actual or anticipated gross monthly rental income is greater than or equal to 100% or 125% of the monthly mortgage payment calculated on an interest only basis at Bank Base Rate plus 1% or payrate (product dependant-please refer to product summary flyer). Although income multiples do not apply, the primary applicant must be either employed or self-employed.

FIRST TIME BUYER Someone who has not had a mortgage or owned a property in the last 12 months. For joint applications, both applicants must fit this criteria to be considered first time buyers

HIGHER LENDING CHARGE There are no Higher Lending Charges (HLCs) for these products.

REPAYMENT METHOD Repayment or interest only, or a combination of both.

GENERAL INSURANCES If buildings insurance is not provided by way of our block policy then we will charge an administration fee of £40.

TERM Minimum 5 years, maximum 30 years.

EMPLOYED/SELF-EMPLOYED Buy to Let mortgages are deemed to be self-funding. However applicants are required to state occupation and income on the application form.

LOAN PURPOSE Purchase or re-finance of residential investment properties, let on an assured shorthold tenancy basis within 3 months of purchase. NB: Multiple tenancies, DSS, diplomatic immunity lets and sub-letting are unacceptable. Neither the borrower(s) nor their family may reside in the property(ies). Remortgaging to pay off gambling or tax debt is not allowed. Letting to Local Authority tenants is acceptable.

LOCATION England, Wales and mainland Scotland.

UNACCEPTABLE PROPERTY TYPES Freehold flats or maisonettes in England or Wales. Studio flats. Properties of Non-Standard construction(except Wimpey No-Fine, Laing Easi Form, Crosswall) Properties with agricultural restriction, or with continuing structural movement that requires monitoring. Flats above shops or businesses if more than 75% LTV. Mobile homes, second or holiday homes, in shared ownership, multi-tenanted or where a third party retains an interest. Leasehold properties with an unexpired lease term of less than 30 years at end of mortgage term, Grade 1 listed buildings. Properties with 7 or more bedrooms. Live/work units.

NEW BUILD PROPERTIES New build properties will be considered to a maximum LTV of 75%. New build properties are defined as a property built within 2 years prior to the current year.

HIGH RISE DEVELOPMENT Properties located within a development of more than 10 storeys will be acceptable, subject to the following criteria:

- The development including our security is covered by a valid NHBC , Architects Certificate, Zurich Guarantee or Premier Guarantee (i.e. must be less than 10 years old)
- The development as a whole is not currently or previously owned by the Local Authority or Housing Association
- Demand and future saleability must be average or good
- Property values in excess of the following limits:
 - 1 Bedroom: £130,000
 - 2 Bedroom: £145,000
 - 3 & 4 Bedroom: £155,000.

BACK TO BACK TRANSACTIONS AND ASSIGNABLE CONTRACTS: A back to back transaction occurs where the vendor of the property originally purchased it within the last 6 months. It is most common for the vendor to purchase and re-sell the property on the same day. GMAC-RFC will not accept any application which is part of a back to back transaction. An application which involves an assignable contract is not acceptable.

SCOTTISH TRUST DEEDS: GMAC-RFC do not accept any application which has an existing Trust Deed.

APPLICANTS AGE/STATUS Minimum 25 years (21 second applicant), maximum 75 at end of mortgage term. Maximum of 2 applicants. Applicants must be UK residents and have been permanently resident for the last three years. First Time Buyers, foreign residents and applications in company names are not permitted.

REFERENCES REQUIRED Credit search.

SOLICITORS Applicants' solicitor must appear on GMAC-RFC's panel. Licensed conveyancers are not acceptable.

LOCAL AUTHORITY Ex-Local Authority built houses will be considered, subject to good marketability. Right to Buy applications will not be accepted. Ex-Local Authority flats and maisonettes valued in excess of the following limits:

- 1 Bedroom: £60,000
- 2 Bedroom: £80,000
- 3 & 4 Bedroom: £100,000

Demand and future saleability must be average or good. Maximum 75% LTV.

INTEREST RATE After the fixed/discount/tracker rate period the interest rate will revert to either GMAC-RFC Standard Variable Rate or BBR plus loading or **LIBOR plus a loading (Partners range only)**.

EXISTING BORROWERS Existing GMAC-RFC borrowers who wish to remortgage must have held the mortgage for at least 3 months, with no arrears in the last 6 months. Any previous arrears must be up to date prior to application.

Text in red pertains to the Partners range only.

Non-Conforming

STATUS - LTV/LOAN SIZE

£25,001 -£750,000 Near Prime up to 75% LTV

SELF-CERT - LTV/LOAN SIZE

£23,001 - £500,000 Near Prime up to 75% LTV

INCOME MULTIPLES

NEAR PRIME 75% LTV 4.25 x 1st + 1 x 2nd 3.50 x joint

(1)

An automatic affordability check will be made in every instance.

FIRST TIME BUYER Someone who has not had a mortgage or owned a property in the last 12 months. For joint applications, both applicants must fit this criteria to be considered first time buyers. Acceptable to 80% LTV on Status cases **and to a maximum 75% LTV on Self-Cert.**

HIGHER LENDING CHARGE There are no Higher Lending Charges (HLCs).

REPAYMENT METHOD Repayment or interest only, or a combination of both.

INSURANCE If buildings insurance is not provided by way of our block policy then we will charge a £40 administration fee.

TERM Minimum 5 years, maximum 30 years.

LOAN PURPOSE/REMORTGAGE Available for purchase or remortgage for any legal purpose (except repayment of gambling or tax debt). Applicants must provide a breakdown of the use to which funds will be put in the case of a remortgage. There are no restrictions when remortgaging from a Non-Conforming Lender.

LOCATION England, Wales and mainland Scotland.

SELF-CERT The applicant(s) must confirm income from all sources and sign the income declaration form. **Employed:** Lending assessors to confirm applicant's employment status by telephone. **Self-employed:** A telephone call will be made to the accountant to confirm the period of self-employment. **If no accountant is available the applicant must provide tax assessment SA310/SA302/SA300/SA327. Book-keepers accepted to £250k, subject to qualifications.**

NEW BUILD PROPERTIES New build properties will be considered to a maximum LTV of 75%. New build properties are defined as a property built within 2 years prior to the current year.

HIGH RISE DEVELOPMENT Properties located within a development of more than 10 storeys will be acceptable, subject to the following criteria:

- The development including our security is covered by a valid NHBC (i.e. must be less than 10 years old), Architects Certificate, Zurich Guarantee or Premier Guarantee
- The development as a whole is not currently or previously owned by the Local Authority or Housing Association
- Demand and future saleability must be average or good
- Property values in excess of the following limits:

1 Bedroom: £130,000

2 Bedroom: £145,000

3 & 4 Bedroom: £155,000.

BACK TO BACK TRANSACTIONS AND ASSIGNABLE CONTRACT: A back to back transaction occurs where the vendor of the property originally purchased it within the last 6 months. It is most common for the vendor to purchase and re-sell the property on the same day. GMAC-RFC will not accept any application which is part of a back to back transaction. An application which involves an assignable contract is not acceptable.

SCOTTISH TRUST DEEDS: GMAC-RFC do not accept any application which has an existing Trust Deed.

LOCAL AUTHORITY Ex-Local Authority built houses will be considered. Ex-Local Authority flats and maisonettes valued in excess of the following limits:

1 Bedroom: £60,000

2 Bedroom: £80,000

3 & 4 Bedroom: £100,000.

Demand and future saleability must be average or good. Maximum 75% LTV.

AGE Minimum 18 years, maximum 75 at the end of mortgage term.

SOLICITORS Applicants' solicitors must appear on GMAC-RFC's panel. Licensed conveyancers are not acceptable.

ADVERSE CREDIT ALLOWED CCJs registered over three years ago will be ignored as will CCJs satisfied more than a year ago, as long as proof of satisfaction is provided. The maximum cumulative value of CCJs is per mortgage application, irrespective of the number of applicants.

FULL STATUS Dependant on the risk of the individual case, either full references or telephone calls to the employers/accountants may be required.

INTEREST RATE After the fixed/discout/tracker rate period the interest rate will revert to either GMAC-RFC Standard Variable Rate or BBR plus loading or **LIBOR plus a loading (Partners range only).**

***Text in red pertains to the Partners product range only.**

Criteria highlights

Mainstream

- Minimal referencing
- Income multiples up to 4.5+1 or 3.75 joint
- Let to Buy available

Self-Cert

- Available up to 75% LTV for both employed and self-employed
- 12 months trading for Mainstream and 6 months for Non-Conforming (self-employed only)
- Income multiples up to 4.5+1 or 3.75 joint

Buy to Let

- Rentals from 100% & 125% of BBR + 1.00% or payrate product dependant, please refer to the product summary flyer
- Available up to 85% LTV

Non-Conforming

- Available up to 75% LTV
- Automatic cascade system