



Near Prime Extra

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|--|---|
| Arrears | Maximum 1 missed payment in last 24 months (0 in last 3 months) |
| CCJ's | Maximum £500 CCJ in last 3 years (0 in last 6 months) |
| Bankruptcy | Discharged bankrupts not accepted |
| IVA's | Not accepted |
| Repossession | Not accepted |
| Completion Fee | Variable Rate Product £1,895 Fixed Rate Product £995 |
| Maximum LTV | to 60% |
| Standard Variable rate (currently 6.00%) with a discount of 0.01% for the term of the mortgage | 5.99% |
| Fixed Rate of 5.99% to 31 August 2016 followed by Standard Variable Rate (currently 6.00%) for remaining term | 5.99% to 31 August 2016 |

A valuation fee will be charged.

A mortgage discharge fee of £130 applies.

A fee of £94.50 for title insurance will be charged

Early repayment charge of 6% applies during the fixed rate period on the fixed rate product only

Near Prime Plus

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| Arrears | Maximum of 1 missed payment in the last 12 months (0 in the last 3 months) |
| CCJ's | Maximum £500 in last 2 years (0 in last 6 months) |
| Bankruptcy | Discharged bankrupts not accepted |
| IVA's | Not accepted |
| Repossession | Accepted if after 5 years |
| Completion Fee | Variable Rate Product £1,895 Fixed Rate Product £995 |
| Maximum LTV | to 60% |
| Standard Variable Rate (currently 6%) plus 2.00% for the term of the mortgage | 8.00% |
| Fixed Rate of 6.99% to 31 August 2016 followed by Standard Variable Rate (currently 6.00%) for the term of the mortgage | 6.99% to 31 August 2016 |

A valuation fee will be charged.

A mortgage discharge fee of £130 applies.

A fee of £94.50 for title insurance will be charged

Early repayment charge of 6% applies during the fixed rate period on the fixed rate product only

Near Prime

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|--|---|
| Arrears | Maximum of 2 missed payments in the last 12 months (0 in the last 3 months) |
| CCJ's | Maximum £1,500 in last 2 years (0 in last 6 months) |
| Bankruptcy | Discharged for 3 years or more |
| IVA's | Satisfied for 3 years or more |
| Repossession | Accepted if between last 3 and 5 years |
| Completion Fee | £1,895 |
| Maximum LTV | to 60% |
| Standard Variable Rate (currently 6%) plus 2.25% for the term of the mortgage | 8.25% |

A valuation fee will be charged.
A mortgage discharge fee of £130 applies.
A fee of £94.50 for title insurance will be charged
No early repayment charge

Light Adverse

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|--|---|
| Arrears | Maximum of 3 missed payments in the last 12 months (0 in the last 3 months) |
| CCJ's | Maximum £4,000 in last 2 years (0 in last 6 months) |
| Bankruptcy | Discharged for 12 months or more |
| IVA's | Satisfied for 12 months or more |
| Repossession | Accepted if between last 2 and 3 years |
| Completion Fee | £1,895 |
| Maximum LTV | to 50% |
| Standard Variable Rate (currently 6%) plus 2.75% for the term of the mortgage | 8.75% |

A valuation fee will be charged.
A mortgage discharge fee of £130 applies.
A fee of £94.50 for title insurance will be charged
No early repayment charge

Medium Adverse

| | |
|--|---|
| Arrears | Maximum of 3 missed payments in the last 12 months (1 in the last 3 months) |
| CCJ's | Maximum £6,000 in last 2 years (0 in last 6 months) |
| Bankruptcy | Discharged bankrupts |
| IVA's | Satisfied or conducted satisfactorily |
| Repossession | Accepted if between last 2 and 3 years |
| Completion Fee | £1,895 |
| Maximum LTV | to 50% |
| Standard Variable Rate (currently 6%) plus 3.00% for the term of the mortgage | 9.00% |

A valuation fee will be charged.

A mortgage discharge fee of £130 applies.

A fee of £94.50 for title insurance will be charged

No early repayment charge

General Criteria

| | <i>Near Prime Plus</i> | <i>Near Prime</i> | <i>Light Adverse</i> | <i>Medium Adverse</i> | <i>Heavy Adverse</i> | <i>Heavy Plus</i> |
|------------------------------|---|-------------------|----------------------|-----------------------|----------------------|-------------------|
| Affordability | Affordability calculator applies - see www.mbslending.co.uk | | | | | |
| Minimum / maximum age | Minimum Age – 18 Maximum Age – 70 at end of term | | | | | |
| Max no of applicants | 4 | | | | | |
| Location | England and Wales, but excluding properties in the Greater London area | | | | | |
| Interest calculation | Interest is calculated daily and charged monthly in advance. | | | | | |
| Minimum loan | £25,000 | | | | | |
| Maximum loan | £500,000 | £500,000 | £450,000 | £400,000 | £300,000 | £250,000 |
| Min term | 5 years | | | | | |
| Max term | 40 years | | | | | |
| Repayment method | Capital and Interest, Interest only, Part & Part | | | | | |
| RTB | Not considered | | | | | |
| FTB | Considered on standard terms | | | | | |
| BTL | Not considered | | | | | |
| Self certification | Not considered | | | | | |
| Solicitors fees | Applicant to pay all fees direct to solicitor | | | | | |
| Other requirements | Full credit search, proof of residency for last 12 months, proof of identity (provided by intermediary), satisfactory explanation of adverse, proof of mortgage / rent, proof of income | | | | | |
| Valuations | Physical valuation arranged | | | | | |
| Employment | Continuous employment for 12 months and in current employment for a min 3 months. Permanent | | | | | |
| Self employment | Minimum 24 months trading | | | | | |
| Income verification | Employed - 3 months payslips, employment reference Self Employed - Accounts and projections, Accountant's reference | | | | | |
| Property | Traditionally built houses, bungalows and leasehold flats. Exclusions: non standard construction, shared ownership properties, derelict properties, properties affected by subsidence | | | | | |
| Buildings insurance | Required, arranged by borrower | | | | | |



Leicester Road,
Melton Mowbray,
Leics.,
LE13 ODB

Website: www.mbslending.co.uk

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