

Product guide

Residential Mortgages

Key range highlights

- ▶ Newly introduced Tiers 7 & 8 have higher levels of allowable adverse so we can accept even more of your cases
- ▶ Products available for both Help to Buy and Help to Buy London Shared Equity Schemes
- ▶ Rates starting from 3.00%
- ▶ Debt management plans satisfied over 36 months ago are accepted on all products
- ▶ 6 year fixed rates available which assess affordability on the initial pay rate

New build properties accepted across all products.

Help to Buy and New Build Priority Processing Service



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Precise
Mortgages

Correct as of: 16.03.2016

Tier 1

Key criteria							
Acceptable adverse		Loan amount	LTV limit	Term	Applicant		New build
Defaults:	0 in 24 months	£1,000,000	70%	Minimum: 5 years	Minimum age:	21 years	Maximum LTV: 85% LTV accepted plus 5% builder incentive, minimum customer contribution 10% for both houses and flats. Offer validity: 6 months, we may extend by a further 3 months. For further information on criteria, please refer to our residential mortgages criteria guide
CCJ:	0 in 24 months	£500,000	80%	Maximum: 30 years	Maximum age:	70, or 75 upon referral where proof of retirement age is supplied	
Missed mortgage/secured loan arrears:	0 in 12 months, 1 in 36 months (worst status)	£300,000	85%		Maximum number of applicants:	2	
Unsecured loan arrears:	Not counted but may affect customer's credit score				Min income:	£15,000 (primary applicant)	
Debt Management Plans (DMP's)	Allowed if satisfied over 36 months ago						

LTV	Product type	Term/fixed rate end date	Rate	Product fee	Product features	ERC	Reversion rate	Product code
75%	LIBOR Tracker	2 years	3.00%	£995		3% in year 1 2% in year 2	5.01%	CAJ46
	2 year Fixed	30/04/2018	3.49%			3% to 30/04/2017 2% to 30/04/2018		CAJ47
	6 year Fixed	30/04/2022	4.09%			3% to 30/04/2018 2% to 30/04/2020 1% to 30/04/2022	4.01%	CAJ48
80%	LIBOR Tracker	2 years	3.40%	£995		3% in year 1 2% in year 2	5.01%	CAJ49
	2 year Fixed	30/04/2018	3.79%			3% to 30/04/2017 2% to 30/04/2018		CAJ50
	6 year Fixed	30/04/2022	4.39%			3% to 30/04/2018 2% to 30/04/2020 1% to 30/04/2022	4.01%	CAJ51
85%	LIBOR Tracker	2 years	3.90%	£995		3% in year 1 2% in year 2	5.01%	CAJ52
	2 year Fixed	30/04/2018	4.29%			3% to 30/04/2017 2% to 30/04/2018		CAJ53
	6 year Fixed	30/04/2022	4.89%			3% to 30/04/2018 2% to 30/04/2020 1% to 30/04/2022	4.01%	CAJ54

Key criteria							
Acceptable adverse		Loan amount	LTV limit	Term	Applicant		New build
Defaults:	0 in 24 months	£1,000,000	70%	Minimum: 5 years	Minimum age:	21 years	Maximum LTV: 85% LTV accepted plus 5% builder incentive, minimum customer contribution 10% for both houses and flats. Offer validity: 6 months, we may extend by a further 3 months. For further information on criteria, please refer to our residential mortgages criteria guide
CCJ:	0 in 24 months	£500,000	80%	Maximum: 30 years	Maximum age:	70, or 75 upon referral where proof of retirement age is supplied	
Missed mortgage/secured loan arrears:	0 in 12 months, 1 in 36 months (worst status)	£300,000	85%		Maximum number of applicants:	2	
Unsecured loan arrears:	Not counted but may affect customer's credit score				Min income:	£15,000 (primary applicant)	
Debt Management Plans (DMP's)	Allowed if satisfied over 36 months ago						

LTV	Product type	Term/fixed rate end date	Rate	Product fee	Product features	ERC	Reversion rate	Product code
75%	LIBOR Tracker	2 years	3.45%	£995		3% in year 1 2% in year 2	5.01%	CAJ55
	2 year Fixed	30/04/2018	3.84%			3% to 30/04/2017 2% to 30/04/2018		CAJ56
	6 year Fixed	30/04/2022	4.44%			3% to 30/04/2018 2% to 30/04/2020 1% to 30/04/2022	4.01%	CAJ57
80%	LIBOR Tracker	2 years	3.75%	£995		3% in year 1 2% in year 2	5.01%	CAJ58
	2 year Fixed	30/04/2018	4.14%			3% to 30/04/2017 2% to 30/04/2018		CAJ59
	6 year Fixed	30/04/2022	4.74%			3% to 30/04/2018 2% to 30/04/2020 1% to 30/04/2022	4.01%	CAJ60
85%	LIBOR Tracker	2 years	4.25%	£995		3% in year 1 2% in year 2	5.01%	CAJ61
	2 year Fixed	30/04/2018	4.64%			3% to 30/04/2017 2% to 30/04/2018		CAJ62
	6 year Fixed	30/04/2022	5.24%			3% to 30/04/2018 2% to 30/04/2020 1% to 30/04/2022	4.01%	CAJ63

Key criteria							
Acceptable adverse		Loan amount	LTV limit	Term	Applicant		New build
Defaults:	0 in 24 months	£1,000,000	70%	Minimum: 5 years	Minimum age:	21 years	Maximum LTV: 85% LTV accepted plus 5% builder incentive, minimum customer contribution 10% for both houses and flats. Offer validity: 6 months, we may extend by a further 3 months. For further information on criteria, please refer to our residential mortgages criteria guide
CCJ:	0 in 24 months	£500,000	80%	Maximum: 30 years	Maximum age:	70, or 75 upon referral where proof of retirement age is supplied	
Missed mortgage/secured loan arrears:	0 in 12 months, 1 in 36 months (worst status)	£300,000	85%		Maximum number of applicants:	2	
Unsecured loan arrears:	Not counted but may affect customer's credit score				Min income:	£15,000 (primary applicant)	
Debt Management Plans (DMP's)	Allowed if satisfied over 36 months ago						

LTV	Product type	Term/fixed rate end date	Rate	Product fee	Product features	ERC	Reversion rate	Product code
75%	LIBOR Tracker	2 years	3.80%	£995		3% in year 1 2% in year 2	5.01%	CAJ64
	2 year Fixed	30/04/2018	4.19%			3% to 30/04/2017 2% to 30/04/2018		CAJ65
	6 year Fixed	30/04/2022	4.79%			3% to 30/04/2018 2% to 30/04/2020 1% to 30/04/2022	4.01%	CAJ66
80%	LIBOR Tracker	2 years	4.10%	£995		3% in year 1 2% in year 2	5.01%	CAJ67
	2 year Fixed	30/04/2018	4.49%			3% to 30/04/2017 2% to 30/04/2018		CAJ68
	6 year Fixed	30/04/2022	5.09%			3% to 30/04/2018 2% to 30/04/2020 1% to 30/04/2022	4.01%	CAJ69
85%	LIBOR Tracker	2 years	4.60%	£995		3% in year 1 2% in year 2	5.01%	CAJ70
	2 year Fixed	30/04/2018	4.99%			3% to 30/04/2017 2% to 30/04/2018		CAJ71
	6 year Fixed	30/04/2022	5.59%			3% to 30/04/2018 2% to 30/04/2020 1% to 30/04/2022	4.01%	CAJ72

Tier 4

Key criteria							
Acceptable adverse		Loan amount	LTV limit	Term	Applicant		New build
Defaults:	2 in 24 months (max £1,500 in 12 months, unlimited thereafter)	£1,000,000	70%	Minimum: 5 years	Minimum age:	21 years	Maximum LTV: 85% LTV accepted plus 5% builder incentive, minimum customer contribution 10% for both houses and flats. Offer validity: 6 months, we may extend by a further 3 months. For further information on criteria, please refer to our residential mortgages criteria guide
CCJ:	1 in 24 months (max £1,000 in 12 months, or £2,500 in 24 months)	£500,000	80%	Maximum: 30 years	Maximum age:	70, or 75 upon referral where proof of retirement age is supplied	
Missed mortgage/secured loan arrears:	1 in 12 months, 3 in 36 months (worst status)	£300,000	85%		Maximum number of applicants:	2	
Unsecured loan arrears:	Not counted but may affect customer's credit score				Min income:	£15,000 (primary applicant)	
Debt Management Plans (DMP's)	Allowed if satisfied over 36 months ago						
Applicant must not have any defaults, CCJ's or secured arrears recorded in the three months before application.							

LTV	Product type	Term/fixed rate end date	Rate	Product fee	Product features	ERC	Reversion rate	Product code
70%	LIBOR Tracker	2 years	4.30%	£1,495		3% in year 1 2% in year 2	5.51%	CAJ73
	2 year Fixed	30/04/2018	4.69%			3% to 30/04/2017 2% to 30/04/2018		CAJ74
	6 year Fixed	30/04/2022	5.29%			3% to 30/04/2018 2% to 30/04/2020 1% to 30/04/2022	4.01%	CAJ75
75%	LIBOR Tracker	2 years	4.70%	£1,495		3% in year 1 2% in year 2	5.51%	CAJ76
	2 year Fixed	30/04/2018	5.09%			3% to 30/04/2017 2% to 30/04/2018		CAJ77
	6 year Fixed	30/04/2022	5.69%			3% to 30/04/2018 2% to 30/04/2020 1% to 30/04/2022	4.01%	CAJ78
80%	LIBOR Tracker	2 years	5.00%	£1,495		3% in year 1 2% in year 2	5.51%	CAJ79
	2 year Fixed	30/04/2018	5.39%			3% to 30/04/2017 2% to 30/04/2018		CAJ80
	6 year Fixed	30/04/2022	5.99%			3% to 30/04/2018 2% to 30/04/2020 1% to 30/04/2022	4.01%	CAJ81
85%	LIBOR Tracker	2 years	5.50%	£1,495		3% in year 1 2% in year 2	5.51%	CAJ82
	2 year Fixed	30/04/2018	5.89%			3% to 30/04/2017 2% to 30/04/2018		CAJ83
	6 year Fixed	30/04/2022	6.49%			3% to 30/04/2018 2% to 30/04/2020 1% to 30/04/2022	4.01%	CAJ84

Key criteria							
Acceptable adverse		Loan amount	LTV limit	Term	Applicant		New build
Defaults:	2 in 24 months (max £1,500 in 12 months, unlimited thereafter)	£1,000,000	70%	Minimum: 5 years	Minimum age:	21 years	Maximum LTV: 85% LTV accepted plus 5% builder incentive, minimum customer contribution 10% for both houses and flats. Offer validity: 6 months, we may extend by a further 3 months. For further information on criteria, please refer to our residential mortgages criteria guide
CCJ:	1 in 24 months (max £1,000 in 12 months, or £2,500 in 24 months)	£500,000	80%	Maximum: 30 years	Maximum age:	70, or 75 upon referral where proof of retirement age is supplied	
Missed mortgage/secured loan arrears:	1 in 12 months, 3 in 36 months (worst status)	£300,000	85%		Maximum number of applicants:	2	
Unsecured loan arrears:	Not counted but may affect customer's credit score				Min income:	£15,000 (primary applicant)	
Debt Management Plans (DMP's)	Allowed if satisfied over 36 months ago						
Applicant must not have any defaults, CCJ's or secured arrears recorded in the three months before application.							

LTV	Product type	Term/fixed rate end date	Rate	Product fee	Product features	ERC	Reversion rate	Product code
70%	LIBOR Tracker	2 years	4.55%	£1,495		3% in year 1 2% in year 2	5.51%	CAJ85
	2 year Fixed	30/04/2018	4.94%			3% to 30/04/2017 2% to 30/04/2018		CAJ86
	6 year Fixed	30/04/2022	5.54%			3% to 30/04/2018 2% to 30/04/2020 1% to 30/04/2022	4.01%	CAJ87
75%	LIBOR Tracker	2 years	4.95%	£1,495		3% in year 1 2% in year 2	5.51%	CAJ88
	2 year Fixed	30/04/2018	5.34%			3% to 30/04/2017 2% to 30/04/2018		CAJ89
	6 year Fixed	30/04/2022	5.94%			3% to 30/04/2018 2% to 30/04/2020 1% to 30/04/2022	4.01%	CAJ90
80%	LIBOR Tracker	2 years	5.25%	£1,495		3% in year 1 2% in year 2	5.51%	CAJ91
	2 year Fixed	30/04/2018	5.64%			3% to 30/04/2017 2% to 30/04/2018		CAJ92
	6 year Fixed	30/04/2022	6.24%			3% to 30/04/2018 2% to 30/04/2020 1% to 30/04/2022	4.01%	CAJ93
85%	LIBOR Tracker	2 years	5.75%	£1,495		3% in year 1 2% in year 2	5.51%	CAJ94
	2 year Fixed	30/04/2018	6.14%			3% to 30/04/2017 2% to 30/04/2018		CAJ95
	6 year Fixed	30/04/2022	6.74%			3% to 30/04/2018 2% to 30/04/2020 1% to 30/04/2022	4.01%	CAJ96

Key criteria							
Acceptable adverse		Loan amount	LTV limit	Term	Applicant		New build
Defaults:	2 in 24 months (max £1,500 in 12 months, unlimited thereafter)	£1,000,000	70%	Minimum: 5 years	Minimum age:	21 years	Maximum LTV: 85% LTV accepted plus 5% builder incentive, minimum customer contribution 10% for both houses and flats. Offer validity: 6 months, we may extend by a further 3 months. For further information on criteria, please refer to our residential mortgages criteria guide
CCJ:	1 in 24 months (max £1,000 in 12 months, or £2,500 in 24 months)	£500,000	80%	Maximum: 30 years	Maximum age:	70, or 75 upon referral where proof of retirement age is supplied	
Missed mortgage/secured loan arrears:	1 in 12 months, 3 in 36 months (worst status)	£300,000	85%		Maximum number of applicants:	2	
Unsecured loan arrears:	Not counted but may affect customer's credit score				Min income:	£15,000 (primary applicant)	
Debt Management Plans (DMP's)	Allowed if satisfied over 36 months ago						
Applicant must not have any defaults, CCJ's or secured arrears recorded in the three months before application.							

LTV	Product type	Term/fixed rate end date	Rate	Product fee	Product features	ERC	Reversion rate	Product code
70%	LIBOR Tracker	2 years	4.80%	£1,495		3% in year 1 2% in year 2	5.51%	CAJ97
	2 year Fixed	30/04/2018	5.19%			3% to 30/04/2017 2% to 30/04/2018		CAJ98
	6 year Fixed	30/04/2022	5.79%			3% to 30/04/2018 2% to 30/04/2020 1% to 30/04/2022	4.01%	CAJ99
75%	LIBOR Tracker	2 years	5.20%	£1,495		3% in year 1 2% in year 2	5.51%	CAL01
	2 year Fixed	30/04/2018	5.59%			3% to 30/04/2017 2% to 30/04/2018		CAL02
	6 year Fixed	30/04/2022	6.19%			3% to 30/04/2018 2% to 30/04/2020 1% to 30/04/2022	4.01%	CAL03
80%	LIBOR Tracker	2 years	5.50%	£1,495		3% in year 1 2% in year 2	5.51%	CAL04
	2 year Fixed	30/04/2018	5.89%			3% to 30/04/2017 2% to 30/04/2018		CAL05
	6 year Fixed	30/04/2022	6.49%			3% to 30/04/2018 2% to 30/04/2020 1% to 30/04/2022	4.01%	CAL06
85%	LIBOR Tracker	2 years	6.00%	£1,495		3% in year 1 2% in year 2	5.51%	CAL07
	2 year Fixed	30/04/2018	6.39%			3% to 30/04/2017 2% to 30/04/2018		CAL08
	6 year Fixed	30/04/2022	6.99%			3% to 30/04/2018 2% to 30/04/2020 1% to 30/04/2022	4.01%	CAL09

Key criteria						
Acceptable adverse	Loan amount	LTV limit	Term	Applicant		New build
Defaults: 5 in 24 months CCJ: 3 in 24 months Missed mortgage/secured loan arrears: 1 in 12 months, 3 in 36 months (worst status) Unsecured loan arrears: Not counted but may affect customer's credit score Debt Management Plans (DMP's): Allowed if satisfied over 36 months ago Applicant must not have any defaults, CCJ's or secured arrears recorded in the three months before application.	£1,000,000 £500,000	70% 80%	Minimum: 5 years Maximum: 30 years	Minimum age: 21 years Maximum age: 70, or 75 upon referral where proof of retirement age is supplied Maximum number of applicants: 2 Min income: £15,000 (primary applicant)	Maximum LTV: 80% LTV accepted plus 5% builder incentive, minimum customer contribution 15% for both houses and flats. Offer validity: 6 months, we may extend by a further 3 months. For further information on criteria, please refer to our residential mortgages criteria guide	

LTV	Product type	Term/fixed rate end date	Rate	Product fee	Product features	ERC	Reversion rate	Product code
70%	LIBOR Tracker	2 years	4.60%	£1,495		3% in year 1 2% in year 2	5.51%	NPP01
	2 year Fixed	30/04/2018	4.99%			3% to 30/04/2017 2% to 30/04/2018		NPP02
	6 year Fixed	30/04/2022	5.59%			3% to 30/04/2018 2% to 30/04/2020 1% to 30/04/2022	4.01%	NPP03
75%	LIBOR Tracker	2 years	5.00%	£1,495		3% in year 1 2% in year 2	5.51%	NPP04
	2 year Fixed	30/04/2018	5.39%			3% to 30/04/2017 2% to 30/04/2018		NPP05
	6 year Fixed	30/04/2022	5.99%			3% to 30/04/2018 2% to 30/04/2020 1% to 30/04/2022	4.01%	NPP06
80%	LIBOR Tracker	2 years	5.30%	£1,495		3% in year 1 2% in year 2	5.51%	NPP07
	2 year Fixed	30/04/2018	5.69%			3% to 30/04/2017 2% to 30/04/2018		NPP08
	6 year Fixed	30/04/2022	6.29%			3% to 30/04/2018 2% to 30/04/2020 1% to 30/04/2022	4.01%	NPP09

Key criteria							
Acceptable adverse		Loan amount	LTV limit	Term	Applicant		New build
Defaults: CCJ: Missed mortgage/secured loan arrears: Unsecured loan arrears: Debt Management Plans (DMP's) Applicant must not have any defaults, CCJ's or secured arrears recorded in the three months before application.	5 in 24 months	£1,000,000	70%	Minimum: 5 years	Minimum age:	21 years	Maximum LTV: 80% LTV accepted plus 5% builder incentive, minimum customer contribution 15% for both houses and flats. Offer validity: 6 months, we may extend by a further 3 months. For further information on criteria, please refer to our residential mortgages criteria guide
	3 in 24 months	£500,000	80%	Maximum: 30 years	Maximum age:	70, or 75 upon referral where proof of retirement age is supplied	
	1 in 12 months, 3 in 36 months (worst status)				Maximum number of applicants:	2	
	Not counted but may affect customer's credit score				Min income:	£15,000 (primary applicant)	
Allowed if satisfied over 36 months ago							

LTV	Product type	Term/fixed rate end date	Rate	Product fee	Product features	ERC	Reversion rate	Product code
70%	LIBOR Tracker	2 years	5.10%	£1,495		3% in year 1 2% in year 2	5.51%	NPP10
	2 year Fixed	30/04/2018	5.49%			3% to 30/04/2017 2% to 30/04/2018		NPP11
	6 year Fixed	30/04/2022	6.09%			3% to 30/04/2018 2% to 30/04/2020 1% to 30/04/2022	4.01%	NPP12
75%	LIBOR Tracker	2 years	5.50%	£1,495		3% in year 1 2% in year 2	5.51%	NPP13
	2 year Fixed	30/04/2018	5.89%			3% to 30/04/2017 2% to 30/04/2018		NPP14
	6 year Fixed	30/04/2022	6.49%			3% to 30/04/2018 2% to 30/04/2020 1% to 30/04/2022	4.01%	NPP15
80%	LIBOR Tracker	2 years	5.80%	£1,495		3% in year 1 2% in year 2	5.51%	NPP16
	2 year Fixed	30/04/2018	6.19%			3% to 30/04/2017 2% to 30/04/2018		NPP17
	6 year Fixed	30/04/2022	6.79%			3% to 30/04/2018 2% to 30/04/2020 1% to 30/04/2022	4.01%	NPP18

Help to Buy products

All of the products shown below are available for both Help to Buy and Help to Buy London Shared Equity Schemes. Maximum loan and LTV are determined by the amount of the equity loan.

Key criteria						
Acceptable adverse	Loan amount	LTV limit	Term	Applicant	New build	
Defaults: 0 in 24 months CCJ: 0 in 24 months Missed mortgage/secured loan arrears: 0 in 12 months, 1 in 36 months (worst status) Unsecured loan arrears: Not counted but may affect customer's credit score Debt Management Plans (DMP's): Allowed if satisfied over 36 months ago	£450,000	75%	Minimum: 5 years Maximum: 30 years	Minimum age: 21 years Maximum age: 70, or 75 upon referral where proof of retirement age is supplied Maximum number of applicants: 2 Min income: £15,000 (primary applicant)	Deposit: Minimum customer contribution of 5%, with a builder's deposit of up to 5% also accepted. Offer validity: 6 months, we may extend by a further 3 months. For further information on criteria, please refer to our residential mortgages criteria guide	

LTV	Product type	Term/fixed rate end date	Rate	Product fee	Product features	ERC	Reversion rate	Product code
75%	LIBOR Tracker	2 years	3.56%	£995	Available for both Help to Buy and Help to Buy London Shared Equity Schemes	3% in year 1 2% in year 2	5.01%	HTB01
	2 year Fixed	30/04/2018	3.95%			3% to 30/04/2017 2% to 30/04/2018		HTB02
	4 year Fixed	30/04/2020	4.20%			3% to 30/04/2018 2% to 30/04/2020	4.01%	HTB03
	6 year Fixed	30/04/2022	4.45%			3% to 30/04/2018 2% to 30/04/2020 1% to 30/04/2022		HTB07

Help to Buy products

All of the products shown below are available for both Help to Buy and Help to Buy London Shared Equity Schemes. Maximum loan and LTV are determined by the amount of the equity loan.

Key criteria						
Acceptable adverse	Loan amount	LTV limit	Term	Applicant		New build
Defaults: 2 in 24 months (max £1,500 in 12 months, unlimited thereafter) CCJ: 1 in 24 months (max £1,000 in 12 months, or £2,500 in 24 months) Missed mortgage/secured loan arrears: 1 in 12 months, 3 in 36 months (worst status) Unsecured loan arrears: Not counted but may affect customer's credit score Debt Management Plans (DMP's): Allowed if satisfied over 36 months ago Applicant must not have any defaults, CCJ's or secured arrears recorded in the three months before application.	£450,000	75%	Minimum: 5 years Maximum: 30 years	Minimum age: 21 years Maximum age: 70, or 75 upon referral where proof of retirement age is supplied Maximum number of applicants: 2 Min income: £15,000 (primary applicant)	Deposit: Minimum customer contribution of 5%, with a builder's deposit of up to 5% also accepted. Offer validity: 6 months, we may extend by a further 3 months. For further information on criteria, please refer to our residential mortgages criteria guide	

LTV	Product type	Term/fixed rate end date	Rate	Product fee	Product features	ERC	Reversion rate	Product code
75%	LIBOR Tracker	2 years	5.06%	£995	Available for both Help to Buy and Help to Buy London Shared Equity Schemes	3% in year 1 2% in year 2	5.01%	HTB04
	2 year Fixed	30/04/2018	5.45%			3% to 30/04/2017 2% to 30/04/2018		HTB05
	4 year Fixed	30/04/2020	5.70%			3% to 30/04/2018 2% to 30/04/2020	4.01%	HTB06
	6 year Fixed	30/04/2022	5.95%			3% to 30/04/2018 2% to 30/04/2020 1% to 30/04/2022		HTB08

Employment rules					
Employed - Applicants must normally have been in their current job on a permanent basis and for a minimum of 3 months, with 12 months continuous employment. Applicant must supply the last three months' payslips and most recent P60.					
Self-employed					
<ul style="list-style-type: none"> Accept 1 year's accounts or, SA302/Tax Calculation in addition to HMRC tax year overview; No minimum trading period. 					
We reserve the right to ask for additional accounting information at the discretion of our underwriters.					
Acceptable income					
<ul style="list-style-type: none"> For sole traders we will accept net profit; For partnerships we will accept their share of the net profit. 					
Please note, the overall affordability for sole traders and partnerships can be increased by adding their share of the following business expenses (where detailed on the accounts):					
<ul style="list-style-type: none"> Room(s) used as an office; Spouse's income. 					
For limited companies we will accept their share of:					
<ul style="list-style-type: none"> Director's remuneration; Dividends; Director's car allowance; Director's pension payments. 					
Pension					
Personal/occupation pension income can be considered as the sole source of income, subject to referral.					

Valuation and assessment fee scale					
Valuation up to	Valuation and assessment fee	Homebuyers report and assessment fee	Valuation up to	Valuation and assessment fee	Homebuyers report and assessment fee
£100,000	£370	£570	£500,000	£630	£1,045
£150,000	£410	£600	£600,000	£695	£1,105
£200,000	£445	£650	£700,000	£750	£1,155
£250,000	£465	£705	£800,000	£810	£1,205
£300,000	£485	£770	£900,000	£920	£1,255
£350,000	£525	£815	£1,000,000	£975	£1,405
£400,000	£560	£900	£1,000,000 +	Refer to the criteria guide	Refer to the criteria guide
£450,000	£590	£955			

Procurement fee	
As a guide we pay procurement fees to your chosen Network, Club or Packager within 10 working days. You may receive your payment sooner or later depending on when your chosen submission route distribute their procurement fees to you.	
Procurement fee:	0.50%

Other fees			
Telegraphic transfer fee	£35	Post offer product switch fee	£120
<ul style="list-style-type: none"> Please refer to 'Tariff of mortgage charges' document for full details. A downloadable version is available on the Precise Mortgages' website under 'Document downloads' All fees include VAT (where applicable) 			

Legal representation
Full details of our conveyancing options can be found at precisemortgages.co.uk/Residential/Conveyancer

Allowable payment method
Capital & Interest

First time buyers definition
We define a first time buyer as any applicant who has not owned a UK property in the last 18 months. Additional verification may be required if the applicant is currently renting.

New build definition
We define new build as a property that has never been occupied.

6 year Fixed
Should these products be the only ones available to you, please be aware that other products may be available at lower loan sizes.

Help to Buy: Shared Equity Scheme
Before submitting an application on this product you should ensure your customer is aware of the implications of taking a shared equity loan as part of the financing of the purchase of their home.
Payments will be required on the Shared Equity loan after five years in addition to the repayments on the loan the customer takes with us.
Your customer should consider how they will repay this loan and understand that if house prices go up the amount they have to repay as part of the Shared Equity loan will go up.
For further information on the Help to Buy shared equity loan scheme your customer should go to: www.gov.uk/affordable-home-ownership-schemes/help-to-buy-equity-loans and ensure they fully understand how the scheme works.