



# Product guide



## First & Second Charge *Property Investment Loans*

- *Residential and Buy to Let*

### Key points

- **Competitive APRs starting from 4.95%**
- **Procurement fee of 3.5%**
- **No assessment, product, or origination fees**
- **Flexible structure with no repayment penalty**
- **Fast turnaround time of 5 business days (from application till payout)**



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# General Information



## Loan criteria

<b>Minimum Loan</b>	£25,000
<b>Maximum Loan</b>	£500,000
<b>Minimum Term</b>	0.5 years (6 months)
<b>Maximum Term</b>	5 years (60 months)

## Applicants

- Maximum number of applicants is 4
- Applicants should be a maximum of age 80 on application

### Acceptable Income for employed applicants

- Current job: must have been employed for a minimum of 3 months on a permanent basis
- Payslips from the previous 2 calendar months (if paid weekly, previous 8 weeks)
- Or, P60 form showing total income for the last tax year
- Overtime/Bonus/Commission (only if payments occur on a regular basis)

### Acceptable Income for self-employed applicants

- Tax calculations (SA302 form) + Tax Year Overviews (TYOs) covering at least 1 year
- Or, Accountant's Certificate covering at least the latest 2 years

## Repayment type

- 1) Capital and interest repayment
- 2) Interest only repayment

## Property

- Property must be located in England, Wales, Scotland, or North Ireland
- Minimum Property Value £ 50,000
- Leasehold properties must have 60 years plus remaining at the start of the application
- All Properties must be registered at the Land Registry
- Cross collateralisation is possible (up to 4 properties)
- Accepted Properties
  - Residential, Buy to Let, Semi-Commercial, Multiple occupation (HMO)

## Valuation fee

We will use our in-house automated valuation model (AVM) to determine the current value of the property. Once the borrower has passed the affordability stage, we may conduct a physical valuation, for which we will bear the costs.

- **No valuation fee**

## Procuration fee

We pay a fixed commission at the same time as the loan is paid out.

<b>Procuration fee:</b>	<b>3.50%</b>
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## Other fees

We charge no product, origination, or early repayment fee. The only fee subject to loan disbursement is the solicitor's fee.

<b>Solicitor fee:</b>	<b>£225 + VAT</b>
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# First Charge Property Investment Loans



Acceptable adverse			
<b>Mortgage arrears</b>	0 in the last 12 months, 2 in the last 24 months	<b>Defaults</b>	0 in the last 12 months, 3 in the last 24 months
<b>CCJs</b>	0 in the last 12 months, 2 in the last 24 months	<b>Bankruptcy/IVA</b>	None

Loan Purpose	Applicant criteria
<b>Any property investment related activity:</b> <ul style="list-style-type: none"> <li>- Buy to let refurbishment / maintenance</li> <li>- Deposit Financing, Mezzanine Finance, Other</li> </ul>	<b>The applicant needs to be an experienced property investor:</b> <ul style="list-style-type: none"> <li>- Property investments represent a significant share of income</li> <li>- Owner-occupied properties cannot be considered</li> </ul>

Combined LTV	Minimum Loan	Maximum Loan	Product/ Origination fee
<b>60%</b>	£25,000	£500,000	£0
<b>65%</b>	£25,000	£500,000	£0
<b>70%</b>	£25,000	£500,000	£0
<b>75%</b>	£25,000	£500,000	£0
<b>80%</b>	£25,000	£500,000	£0

Min. APR	Max. APR	ERC & Reversion rate
BBR + 4.20%	BBR + 9.20%	<b>No early repayment charges &amp; No reversion rate</b>
BBR + 4.40%	BBR + 9.70%	
BBR + 4.60%	BBR + 10.20%	
BBR + 4.80%	BBR + 10.70%	
BBR + 5.00%	BBR + 11.20%	

# Second Charge Property Investment Loans



Acceptable adverse			
<b>Mortgage arrears</b>	0 in the last 12 months, 1 in the last 24 months	<b>Defaults</b>	0 in the last 12 months, 2 in the last 24 months
<b>CCJs</b>	0 in the last 12 months, 1 in the last 24 months	<b>Bankruptcy/IVA</b>	None

Loan Purpose	Applicant criteria
<b>Any property investment related activity:</b> <ul style="list-style-type: none"> <li>- Buy to let refurbishment / maintenance</li> <li>- Deposit Financing, Mezzanine Finance, Other</li> </ul>	<b>The applicant needs to be an experienced property investor:</b> <ul style="list-style-type: none"> <li>- Property investments represent a significant share of income</li> <li>- Owner-occupied properties cannot be considered</li> </ul>

Combined LTV	Minimum Loan	Maximum Loan	Product/ Origination fee
<b>60%</b>	£25,000	£500,000	£0
<b>65%</b>	£25,000	£480,000	£0
<b>70%</b>	£25,000	£460,000	£0
<b>75%</b>	£25,000	£440,000	£0
<b>80%</b>	£25,000	£420,000	£0

Min. APR	Max. APR	ERC & Reversion rate
BBR + 5.90%	BBR + 10.90%	<b>No early repayment charges &amp; No reversion rate</b>
BBR + 6.10%	BBR + 11.40%	
BBR + 6.30%	BBR + 11.90%	
BBR + 6.50%	BBR + 12.40%	
BBR + 6.70%	BBR + 12.90%	



# Our Underwriting Philosophy

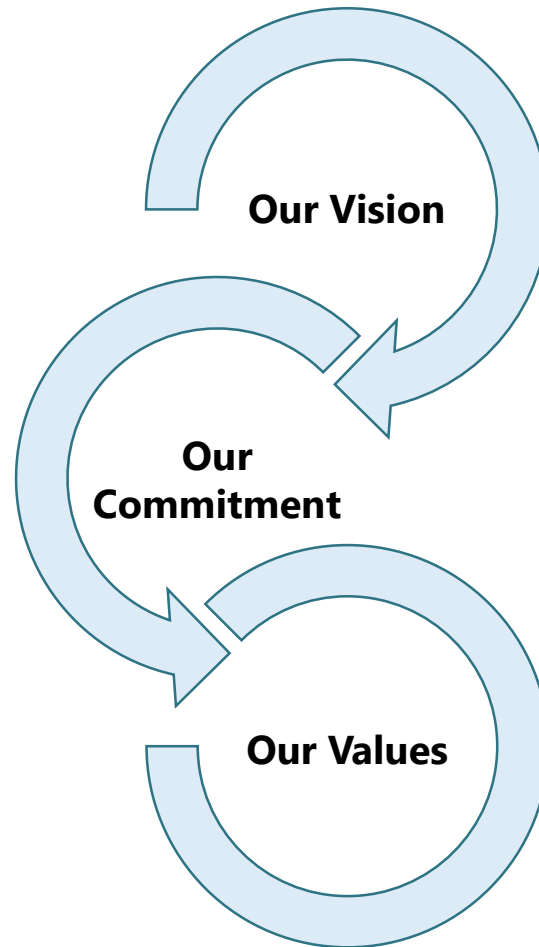


## Our Vision

Millions of UK residents reside on more than 2tn residential property, while high interest consumer and business loans are the main source of funding. Selina's vision is to enable homeowners to use their blocked assets to realise their personal dreams and business goals. We change a tedious home equity release process to digital and hassle-free solution that puts clients at ease.

## Our Commitment

Our team is committed to deliver a personalized service that enables our business partners and their clients to make informed financing decisions. We leverage technology to provide our clients with lean internal processes and the fastest possible turnaround times while ensuring full transparency.



## Our Values

**Integrity:** Our employees act at any point of time and in any situation in accordance with our ethical code. Each employee brings a high level of integrity to the firm as a part of his or her personality.

**Innovation-driven:** Our employees are motivated to constantly question the current procedures and status quo to ensure the highest possible value generated for our clients and partners.

**Customer centricity:** Selina aims to always put the needs of its clients first and always manage low information asymmetries between all involved parties.

# Loan Issuance Process



Visit our website or give us a call to receive indicative terms for your client.

