

RESIDENTIAL PRODUCT RATES

(CORRECT AS AT 17TH MAY 2019)

RECENT UPDATES

- Free valuations on Fee Saver range
- 90% LTV opened to Movers as well as FTB's



	VIDA 1	VIDA 2	VIDA 3	VIDA 4	VIDA 5
Combined total of CCJs and Defaults	0 in last 24 Months	0 in last 18 months of £250 or more 1 in last 24 Months	0 in last 12 months of £250 or more 2 in last 24 months	0 in last 9 months of £500 or more 3 in last 24 months (including max 2 unsecured defaults)	0 in last 6 months of £500 or more 4 in last 24 months (including max 3 unsecured defaults)
Unsatisfied CCJs	No unsatisfied CCJs	No unsatisfied CCJs	Max £5,000 in total	Max £5,000 in total	Max £5,000 in total
Missed Mortgage/Secured Loan Payments (inc. car HP)	0 in last 36 months	0 in last 12 months	0 in last 12 months	0 in last 9 months	0 in last 6 months
Maximum Worst Status	1 in last 36 months	1 in last 24 months	2 in last 24 months	2 in last 24 months	3 in last 24 months
Unsecured credit/loan arrears (e.g. credit cards, catalogues, and personal loans)	1 missed payment, none over £50 in last 6 months Max product LTV 80%	1 missed payment, none over £100 in last 6 months Max product LTV 80%	2 missed payments, none over £100 in last 6 months Max product LTV 80%	3 missed payments up to a combined total of £250 in last 6 months Max product LTV 75%	3 missed payments up to a combined total of £250 in last 6 months Max product LTV 75%
Maximum Current Status	1	1	1	2	3
Debt Management Plans	Formal Debt Arrangements considered providing satisfactorily conducted				
Bankruptcy/IVA/DRO	Discharged over 6 years				
Debt Consolidation	Up to 75% LTV				
Previous Property Repossession	Customers repossessed in the last 10 years are not acceptable				
Adverse Criteria	Assessed on total combined adverse from all applicants				

2 YEAR FIXED FROM COMPLETION					
Max LTV	VIDA 1	VIDA 2	VIDA 3	VIDA 4	VIDA 5
90%*	4.79%	5.09%	-	-	-
85%	3.99%	4.29%	4.99%	5.49%	-
80%	3.59%	3.99%	4.79%	5.34%	-
75%	3.54%	3.94%	4.49%	4.99%	5.59%
70%	2.94%	3.54%	4.09%	4.64%	5.54%
65%	-	-	3.64%	4.29%	5.39%
60%	-	-	-	-	5.34%
Product Fee (can be added to the loan above Max LTV except at 90%)	£995		£1,495		
Revert Rate	Up to 75% LTV: 5.39% (VVR + 2.54%) Over 75% LTV: 5.79% (VVR + 2.94%)		Up to 70% LTV: 5.49% (VVR + 2.64%) Over 70% LTV: 5.79% (VVR + 2.94%)		
ERC	3% / 2% (from completion)				
Maximum Loan (including fees)	Up to 90%: £400k, Up to 85%: £500k Up to 80%: £750k, Up to 75%: £1m		Up to 85%: £500k		

+ 0.30%
for I/O, RTB,
£1M+ LOANS,
HELPING
HAND

PLUS RANGE (INTEREST ONLY, LOANS ABOVE £1M, RIGHT TO BUY, HELPING HAND)

PLUS – 2 YEAR FIXED FROM COMPLETION					
Max LTV	VIDA 1	VIDA 2	VIDA 3	VIDA 4	VIDA 5
90%*	5.09%	5.39%	-	-	-
85%	4.29%	4.59%	5.29%	5.79%	-
80%	3.89%	4.29%	5.09%	5.64%	-
75%	3.84%	4.24%	4.79%	5.29%	5.89%
70%	3.24%	3.84%	4.39%	4.94%	5.84%
65%	-	-	-	-	5.69%
Helping Hand (Max 90%)	✓	✓	✓	✓	✓
RTB (Max 75%)	✓	✓	✓	✓	✓
I/O or £1m+ (Max 75%)	✓	✓	✗	✗	✗
Maximum Loan (including fees)	Up to 90%: £400k, Up to 85%: £500k Up to 80%: £750k, Up to 75%: £1m, Up to 70%: £1.5m			Up to 85%: £500k	

Exclude fees when calculating Maximum LTV, include fees when calculating Maximum Loan
*90% LTV including fees available to FTB's and Movers with a minimum 12 months mortgage history

Product Fee, revert rate & ERC on the PLUS range are the same as the standard range (see left)

Vida Variable Rate (VVR) is:

2.85% set on 26.03.19

RESIDENTIAL PRODUCT RATES

5 YEAR FIXED FROM COMPLETION					
Max LTV	VIDA 1	VIDA 2	VIDA 3	VIDA 4	VIDA 5
90%*	5.19%	5.49%	-	-	-
85%	4.59%	4.99%	5.39%	5.99%	-
80%	4.14%	4.84%	5.24%	5.74%	-
75%	4.04%	4.59%	4.99%	5.39%	5.79%
70%	3.54%	4.04%	4.74%	5.14%	5.69%
65%	-	-	4.29%	4.59%	5.49%
60%	-	-	-	-	5.44%
Product Fee <small>(can be added to the loan above Max LTV except at 90%)</small>	£995			£1,495	
Revert Rate	Up to 75% LTV: 5.39% <small>(VVR + 2.54%)</small> Over 75% LTV: 5.79% <small>(VVR + 2.94%)</small>			Up to 70% LTV: 5.49% <small>(VVR + 2.64%)</small> Over 70% LTV: 5.79% <small>(VVR + 2.94%)</small>	
ERC	3% / 2% / 2% / 2% / 1% (from completion)				
Maximum Loan <small>(including fees)</small>	Up to 90%: £400k, Up to 85%: £500k Up to 80%: £750k, Up to 75%: £1m			Up to 85%: £500k	

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PLUS RANGE

(INTEREST ONLY, LOANS ABOVE £1M, RIGHT TO BUY, HELPING HAND)



PLUS – 5 YEAR FIXED FROM COMPLETION					
Max LTV	VIDA 1	VIDA 2	VIDA 3	VIDA 4	VIDA 5
90%*	5.49%	5.79%	-	-	-
85%	4.89%	5.29%	5.69%	6.29%	-
80%	4.44%	5.14%	5.54%	6.04%	-
75%	4.34%	4.89%	5.29%	5.69%	6.09%
70%	3.84%	4.34%	5.04%	5.44%	5.99%
65%	-	-	-	-	5.79%
Helping Hand <small>(Max 90%)</small>	✓	✓	✓	✓	✓
RTB <small>(Max 75%)</small>	✓	✓	✓	✓	✓
I/O or £1m+ <small>(Max 75%)</small>	✓	✓	✗	✗	✗
Maximum Loan <small>(including fees)</small>	Up to 90%: £400k, Up to 85%: £500k Up to 80%: £750k, Up to 75%: £1m, Up to 70%: £1.5m			Up to 85%: £500k	

Product Fee, revert rate & ERC on the PLUS range are the same as the standard range (see left)

Procuration Fee

0.40%

RESIDENTIAL HIGHLIGHTS

INTEREST ONLY

Up to 75% interest only
Allows own investment vehicle or downsizing

MINIMUM INCOME £15K

For at least 1 applicant
Income from second jobs accepted - 12 month history required

FEE SAVER RANGE

No product fee
One free valuation on properties up to £500k
Free standard legals on remortgages

RIGHT TO BUY PURCHASE

Up to 100% of DPP
subject to 75% of OMV
High rise considered

90% LTV

For FTB's and Movers
Up to 90% LTV including product fee
Full gifted deposits considered

IMPAIRED CREDIT HISTORY

Small or life events allowable
Debt Management Plans considered
Minor unsecured arrears in the last 6 months considered

NEW BUILD

Flats & Houses to 90% LTV
6 month offer and up to 6 month extension available
Now accept completion certificate instead of re-inspection

HELPING HAND

Parent's income combined with children's to assist with affordability
Available across the residential Plus Range including 90% LTV for FTB's

CONTRACTORS AND SHORT WORK HISTORY

6 months contract or a rolling 3 month contract renewed at least once
Only 1 year track record of employment in the same line of work required

'BUY TOGETHER' MORTGAGES

Up to 4 applicants accepted with all incomes considered
Main applicant minimum age 21

SELF EMPLOYED

1 year's verified accounts or SA302
Dividends and net profit considered
Eligible for all products

RESIDENTIAL PRODUCT RATES - FEE SAVER RANGE

FEE SAVER PRODUCT FEATURES

- £0 Product Fee
- For properties up to £500,000, one free standard valuation and refund of £49 assessment fee*
- For properties over £500,000 refund of valuation and assessment fee (maximum £650)**
- Free standard remortgage legal services includes Scotland***

*For properties up to £500,000, one free standard valuation and refund of the reduced £49 assessment fee paid at application within 30 days of completion into the mortgage direct debit account.

**For properties valued above £500,000, the standard valuation and assessment fee is payable upon application, but is refunded (up to a maximum of £650) within 30 days of completion into the mortgage direct debit account.

***When applying for a Fee Saver remortgage simply click 'free legal's' on the mortgage details page of our portal. Vida Homeloans will cover the costs for standard remortgage legal/conveyancing work using our nominated firm of solicitors. Any additional legal work which is not part of standard conveyancing will be payable by your customer directly to the lender-nominated firm, who will provide a quotation for any extra work before it is carried out. Not available for properties with no outstanding mortgage. Any additional fees or charges that may be payable in respect of leasehold properties under the terms of the lease are excluded and will be payable by the borrower, and the mortgage can only complete if there are no outstanding service charges or ground rent on the leasehold property.

FEE SAVER – 2 YEAR FIXED FROM COMPLETION					
Max LTV	VIDA 1	VIDA 2	VIDA 3	VIDA 4	VIDA 5
90%*	5.24%	5.54%	-	-	-
85%	4.44%	4.74%	5.44%	5.94%	-
80%	4.04%	4.44%	5.24%	5.79%	-
75%	3.99%	4.39%	4.94%	5.44%	6.04%
70%	3.39%	3.99%	4.54%	5.09%	5.99%
65%	-	-	4.09%	4.74%	5.84%
60%	-	-	-	-	5.79%
Product Fee	No Product Fee				
Revert Rate	Up to 75% LTV: 5.39% (VVR + 2.54%) Over 75% LTV: 5.79% (VVR + 2.94%)		Up to 70% LTV: 5.49% (VVR + 2.64%) Over 70% LTV: 5.79% (VVR + 2.94%)		
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FEE SAVER PLUS – 2 YEAR FIXED FROM COMPLETION					
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70%	3.69%	4.29%	4.84%	5.39%	6.29%
65%	-	-	-	-	6.14%
Helping Hand (Max 90%)	✓	✓	✓	✓	✓
RTB (Max 75%)	✓	✓	✓	✓	✓
I/O or £1m+ (Max 75%)	✓	✓	✗	✗	✗
Maximum Loan (including fees)	Up to 90%: £400k, Up to 85%: £500k Up to 80%: £750k, Up to 75%: £1m, Up to 70%: £1.5m			Up to 85%: £500k	

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FEE SAVER – 2 YEAR VARIABLE FROM COMPLETION	
Max LTV	VIDA 1
90%*	5.24% VVR + 2.39%
85%	4.64% VR + 1.79%
80%	4.19% VVR + 1.34%
75%	3.99% VVR + 1.14%
70%	3.59% VR + 0.74%
Product Fee	No Product Fee
Revert Rate	Up to 75% LTV: 5.39% (VVR + 2.54%) Over 75% LTV: 5.79% (VVR + 2.94%)
ERC	3% / 2% (from completion)
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Max LTV	VIDA 1
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85%	4.94% VVR + 2.09%
80%	4.49% VVR + 1.64%
75%	4.29% VVR + 1.44%
70%	3.89% VVR + 1.04%
Helping Hand (Max 90%)	✓
RTB (Max 75%)	✓
I/O or £1m+ (Max 75%)	✓
Maximum Loan (including fees)	Up to 90%: £400k, Up to 85%: £500k Up to 80%: £750k, Up to 75%: £1m, Up to 70%: £1.5m

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Procurement Fee	0.40%
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Don't forget, if you are searching our products on a sourcing system, tick 'Fee Free' to ensure you can see our competitive Fee Saver range.

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RSRV24 170519

active investments

0118 945 2288

info@active-investments.co.uk

www.active-investments.co.uk