

**Solutions Range | Commercial Mortgage Range**  
**Short Term Finance Range | Auction Finance Range**  
**Summary of Lending Criteria**

## **Loan**

<b>Purpose:</b>	Purchase or remortgage. Remortgaging for capital raising considered. Remortgages within 6 months of purchase considered.
<b>Repayment types:</b>	Capital and interest Interest-only.
<b>Term:</b>	See product guide.
<b>Loan size:</b>	See product guide.
<b>Loan to value:</b>	See product guide.
<b>Deposits:</b>	Proof of deposit required Gifted deposits considered.

## **Applicants**

<b>Experience:</b>	None required
<b>Maximum numbers:</b>	Individuals - 4 applicants Special Purpose Vehicle Limited Companies - 4 directors. Trading Limited Companies – 4 directors
<b>Minimum age:</b>	18 years (first applicant)
<b>Maximum age:</b>	No maximum age if rental fully supports loan. 80 - if background income required.
<b>Minimum income:</b>	No minimum
<b>Affordability:</b>	Outside income taken into account
<b>Employed:</b>	Minimum 12 months history
<b>Self-employed:</b>	Minimum trading period of 2 years
<b>Retired:</b>	Considered
<b>Income Verification:</b>	Payslips / tax returns / accountants reference

## **Residential Property**

<b>Tenancy:</b>	Assured Shorthold Tenancy(AST) required Student lets are acceptable
<b>Location:</b>	England & Wales
<b>Valuation:</b>	No minimum property value

**Tenure:** Freehold / leaseholds must have 50 years at the end of mortgage term on repayment.  
If interest only short leases under 99 years will need to be referred.

**Type:** All property types considered

**Exposure:** No maximum number of mortgaged buy to let properties

### **Commercial Property**

**Tenancy:** Short leases considered

**Location:** England & Wales

**Valuation:** Minimum property value is £200,000 (lower value by exception)

**Tenure:** Freehold & Leasehold

**Type:** Commercial (see product guide for exclusions)

### **Solicitors**

**All applications:** Separate legal representation required

**Costs:** Applicants responsible for all costs

**For intermediaries only. Broker Hotline 0345 148 9086**