

# Specialist Lending Criteria

December 2025

Criteria	Standard Residential Lending	Versatility	Versatility Plus	Credit Repair
Maximum LTV	95% purchase, 90% remortgage	85%, purchase or remortgage	80% purchase or remortgage	70% purchase or remortgage
Capital Repayment lending between age 70 and age 95 (age 75 to 95 for non-manual workers)	75%			Capital repayment only
Interest Only up to age 85	75% on the interest only element. Part and part available, subject to max 75% LTV between ages 70 and 85 (ages 75-85 for non-manual workers). Property downsizing available subject to a minimum £200,000 equity			No
Capital raising	90%	Yes		Yes
Debt consolidation	90%	Yes up to maximum product LTV		Yes
Right to Buy (max 75% LTV)	95% of discounted price	100% of discounted price	110% of discounted price	No
Discounted purchase from a landlord or intra family purchase	95% of discounted price	95% of discounted price	100% of discounted price	No
<b>Supporting affordability</b>				
Gifted family deposit	Yes			
Protected family gift	Yes			No
<b>Self-employed and limited employment history</b>				
Remortgage for Business Purposes (repay a business loan or capital raising)	No	Yes		No
Length of employment (months)	>= 3 with current employer	From 0 months with current employer		>= 3 with current employer
Continuous employment (months)	More than 12	Less than 12		6
Zero hours contracts (months)	<=80% LTV requires 24 month track record; >80% LTV requires 36 month track record	Yes, based on 18 month period	Yes, based on 12 month period	12
Self-employed accounts (minimum years)	2		1	1
Skilled Worker Visa	No	Max 80% LTV	Yes	No
<b>Property Types*</b>				
Non-standard construction or non-traditional design or use	No	Yes		No
s106 (s75 in Scotland) and similar property or title defects	No	Yes		No

Criteria	Standard Residential Lending	Versatility	Versatility Plus	Credit Repair
<b>Credit Criteria</b>				
County Court Judgements or Decree (CCJs)	None registered in last 36 months	Maximum £500 registered and satisfied in the last 36 months	Maximum £500 unsatisfied in the last 36 months	Maximum £6,000 in the last 36 months and none in the last 12 months
CCJs - worst status	If more than 36 months can be ignored if satisfied	If more than 36 months ignored whether satisfied or not		Satisfied or not
Debt Management Plan (DMP) / Debt Arrangement Scheme (DAS)	Satisfied 36 months ago	Satisfied on or before application, and satisfactorily conducted for a minimum of 12 months	Unsatisfied and satisfactorily conducted for 24 months	Must not have been entered into in the last 6 months. Satisfactory conduct since inception.
Bankruptcy / Sequestration- Years discharged	6	4	3	Discharged Bankrupt
IVA / Protected Trust Deed / Debt repayment Order - Years Discharged	6	4	3	Must not have been entered into in the last 6 months. Satisfactorily conducted for 24 months or since inception if taken out within last 24 months. Can remain unsatisfied.
Repossessions (per applicant)	None in the past 6 years			Accepted if more than 2 years ago
<b>Defaults</b>				
Defaults - Credit (overdraft, credit cards, hire purchase, personal leasing, loans etc.)	None in last 36 months. If more than 36 months ago these can be ignored whether satisfied or not	None in last 24 months. If more than 24 months ago these can be ignored whether satisfied or not	None in last 24 months. If more than 24 months ago these can be ignored whether satisfied or not	None in the last 3 months. Can not exceed £2,500 in total, satisfied or not. If more than 24 months ago these can be ignored whether satisfied or not.
Defaults – Other (mail order, utilities, communication suppliers, parking fines)	Maximum combined value of £250 per applicant, satisfied or not, can be ignored			
	None in last 36 months. If more than 36 months ago these can be ignored whether satisfied or not	None in last 6 months Maximum total value per applicant of £500.00 (satisfied or unsatisfied) in the last 24 months. If more than 24 months ago ignored, satisfied or not	None in last 6 months Maximum total value per applicant of £1,000.00(satisfied) in the last 24 months. If more than 24 months ago ignored, satisfied or not	None in the last 3 months. No maximum value. Satisfied or not.
<b>Missed Payments (worst status, per commitment)</b>				
Mortgage / secured and unsecured loan payments (including Payday Loans) – worst status	1 in the last 24 months 0 in the last 6 months	2 in last 24 months and 0 in last 6 months	2 in last 24 months and 0 in last 3 months	3 in the last 12 months and 1 in the last 3 months. Currently up to date.
Rent Arrears	0 in the last 6 months	0 in the last 6 months	0 in the last 6 months	0 in the last 3 months
Other unsecured credit (credit cards, utilities, mobile phone and mail order) – worst status  Communications suppliers and utilities at a previous address can be excluded providing they have not exceeded a status 3	2 in the last 24 months 1 in the last 6 months if less than £250	2 in last 12 months and 0 in last 3 months	3 in last 12 months and 0 in last 3 months	5 in the last 12 months and 1 in the last 3 months. Currently up to date.

APPLICATIONS WILL BE CONSIDERED ON THEIR INDIVIDUAL MERIT, HOWEVER ANY ADVERSE CRITERIA MUST BE LINKED TO A SINGLE LIFE EVENT WITH A FULL EXPLANATION PROVIDED THAT IT IS ACCEPTABLE TO THE UNDERWRITER. POOR BANK ACCOUNT CONDUCT MAY ALSO AFFECT UNDERWRITING DECISION. IF AN APPLICATION CONTAINS ADVERSE IN MORE THAN ONE CATEGORY THEN UNDERWRITER DISCRETION WILL APPLY.