

### Who we help

- Employed: no minimum term in current role if 12 months continuous employment (if less than 12 months continuous employment, a minimum of 6 months with current employer is required).
- Self-employed: the last two SA302, tax overviews and up to date business banking statements (last 3 months) or accountant's certificate is required. Minimum of 1 year self-employed, projections can be used with accountant's reference.
- Contractors, zero-hour contracts and retired applicants are accepted.
- Regular monthly bonuses, commission and overtime accepted
- Benefits/DWP can be accepted.
- Expat applicants accepted for CBTL.
- Minimum Age – 18 years.
- Maximum Age – 85 (1st Charge), at end of term if retirement income can be proven. No maximum age for CBTL if self funding.
- Maximum Number of Applicants – 4.
- For all applicants currently renting, we require proof of rental payments from the landlord (typically 12 months).
- Independent legal advice may be required, see our [Valuation & Legal Advice Guide](#) for further information.

### Affordability

#### CBTL – ICR

- Projected rents accepted to a maximum of 90%.
- Tiered ICR applies:
  - 125% - Basic Rate Taxpayers.
  - 145% - Higher Rate Taxpayers.
  - 165% - Additional Rate Taxpayers.

### The Property

- A first charge mortgage is a mortgage on a property of which at least 40% is used or is intended to be used as a dwelling.
- Prime plus: 100% residential properties only.
- Shared Ownership and Right to Buy are permitted. Shared Ownership remortgage accepted by referral.
- 1st Charge Prime: Semi-commercial 40% plus residential considered up to a maximum of 65% LTV.
- CBTL Prime: Semi-commercial < 50% business purposes considered.
- Standard property including:
  - Standard construction houses and bungalows (including ex-council);
  - Flats & maisonettes up to 6 storeys (ex-council up to 4 storeys);
  - Purpose built apartments (excluding ex-council).
- Non-standard property, all other property types including;
  - Ex-council flats & maisonettes (over 4 storeys);
  - Non-standard construction, defective, high-rise (over 6 storeys), or poor remarks on valuation.
- LTV for non-standard properties reduced to 60%. This could be reduced further subject to a full assessment.
- Fire Risk Assessment and Cladding:
  - For all flats in blocks (above and below 6 storeys), an up to date Fire Risk Assessment (FRA) must be in place and submitted with the application.
  - External Wall Review (EWS 1 Form) is needed if: the property is known to have ACM cladding (any height); the property has an unknown cladding type and is above 6 storeys in height (over 18m); the property has balconies containing combustible materials (any height).

### Reversionary Rates

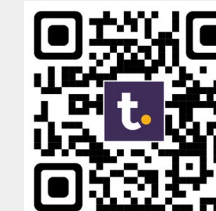
- Our reversion rates track Together Homeowner Managed Rate (THMR) which is currently 9.00%. See rates tables for margin details.

### Credit Criteria

- A demerit is allocated for each secured arrears, CCJ and default registered in the last 12 months.
- Individual CCJs and Defaults:
  - 1 Demerit: Unsatisfied: £300 - £10,000, Satisfied: > £3,000.
  - Ignore all: ≤ £300 or satisfied ≤ £3,000.
  - Refer: Unsatisfied > £10,000.
- Secured Arrears – Demerits are defined as the highest number of months in arrears in the last 12 months.
- We will subsequently undertake a wider credit assessment of the customer which takes into consideration a broader criteria, including but not limited to:
  - Payday Loans: up to 3 settled payday loans in the last 12m; one active payday loan will be considered by referral.

### Additional Information

Scan the QR code below for our AVM criteria and where independent legal advice is required.



Visit our Regulated Products Valuation & Legal Advice Guide

Together also offers Regulated 2nd Charge Mortgages and Regulated Bridge Products. For more information, scan the QR code below for our Packager Product Guides, or visit our [Packaging Partners](#) page.



Visit our Packager Product Guides

