together.

- Credit criteria
- Regulated First Charge
- Regulated CBTL
- Unregulated BTL
- Regulated Product Transfer
- Unregulated Product Transfer

Networks and Clubs.

Product and Product Transfer Guide

20th November 2026

New business enquiries: **0161 768 6503**
New business email enquires: **cndesk@togethermoney.com**
togethermoney.com

For use by professional finance and mortgage intermediaries only. This document and the information it contains should not be shared with clients. This pack and its contents supersedes all previous packs, criteria, special plans and commissions.

1st Charge Criteria

Shared Ownership and Right to Buy – 100% of purchase price accepted up to maximum LTV. First-time buyers and gifted deposits accepted.

AVMs

Free Hometrack valuation accepted up to £500k maximum loan size for 1st Charge Mortgages and BTL, £250k maximum for CBTL. See our Valuation & Legal Guides.

Title Insurance & Solicitors Costs

Together legal costs are not charged on regulated products. For BTL, subject to criteria, we will use our Internal Legal Team where possible to represent Together. See our Unregulated Valuation & Legal Guide.

Common Sense & Case Studies

This product guide details our standard criteria. We review every case using our common sense approach – submit applications for us to review. Visit our case studies to see how we've supported our customers.

Larger Loans

For loans above £1m please see our Premier for Intermediaries guide.

- Premier for Intermediaries
- Regulated Products Valuation & Legal Advice Guide
- Unregulated Products Valuation & Legal Guide
- Case Studies

together. Understanding our credit criteria.

- Credit criteria
- Regulated First Charge
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To qualify for base pricing the following criteria must be met:	
CCJs and defaults	0 in 12
Secured arrears	0 in 12
DMPs, IVAs and Bankruptcies	Satisfied or discharged > 2 years ago. (please see regulated criteria)

If a customer does not meet the above credit criteria, an uplift must be applied to the base pricing equivalent to:	
Regulated products	
1 demerit	0.10%
2 demerits	0.20%
3 demerits	0.30%
4 demerits	0.40%
Unregulated products	
1 demerit	0.50%
2 demerits	0.50%
3 demerits	1.50%

Our maximum credit impaired criteria is as below:	Regulated	Unregulated
CCJs and defaults	4 in 12	3 in 12
Secured arrears	4 in 12	3 in 12

For cases with 4 demerits - please refer to a packager.

What is a demerit and our credit criteria explained?

Regulated

A demerit is assigned for CCJs, defaults and secured arrears. Demerits are used to determine any applicable rate uplift.

CCJs and Defaults
1 demerit for each:
- Unsatisfied CCJ or default between £300 and £10,000.
- Satisfied CCJ or default over £3,000.

Ignore:
- CCJs and defaults of £300 or less.
- Satisfied CCJs and defaults of £3,000 or less.

Refer:
- Any unsatisfied CCJ or default over £10,000.

Secured Arrears
- Demerits are based on the highest number of months in arrears within the last 12 months.

Unsecured Arrears
- Referral required for declining unsecured arrears within the last 6 months.
- No referral is required if the Together loan will repay the outstanding credit and its arrears.

IVAs, Debt Management Plans and Bankruptcies
If your client has had an active, satisfied or discharged IVA, bankruptcy or DMP within the last 6 years, the case will need to be submitted via a packager due to current Networks and Clubs portal restrictions.

This does not mean we cannot consider the case. Our standard IVA, bankruptcy and DMP criteria still applies, as detailed below.

- IVA, DMP or bankruptcy satisfied/discharged more than 2 years ago: **no pricing uplift required.**
- IVA, DMP or bankruptcy satisfied/discharged within the last 2 years: **apply a pricing uplift equivalent to 2 demerits.**
- Active IVA or DMP: **apply a pricing uplift equivalent to 4 demerits.**
- Active bankruptcies are not accepted.

Payday Loans
- Up to three settled payday loans in the last 12 months are acceptable.
- One active payday loan may be considered by referral, provided it is repaid from the new mortgage advance (remortgages, deed cases and secured loans only).

Maximum Demerits
- A maximum of **4 demerits in the last 12 months** can be considered for First Charge and Consumer Buy to Let. If your client has more than 3 demerits, the case will need to be submitted via a packager due to current Networks and Clubs portal restrictions.

Unregulated

A demerit is assigned for CCJs, defaults and secured arrears. Demerits are used to determine any applicable rate uplift.

CCJs and Defaults
1 demerit for each:
- Unsatisfied CCJ or default between £300 and £10,000.
- Satisfied CCJ or default over £3,000.

Ignore:
- CCJs and defaults of £300 or less.
- Satisfied CCJs and defaults of £3,000 or less.

Refer:
- Any unsatisfied CCJ or default over £10,000.

Secured Arrears
- Demerits are based on the highest number of months in arrears within the last 12 months.

Maximum Demerits
- A maximum total of **3 demerits in the last 12 months** can be considered for Buy to Let.

Regulated First Charge Mortgages.

Base pricing		
£1,995 product fee	**≤65% LTV**	**≤75% LTV**
2 year discounted rate	8.55%	8.75%
Variable rate	9.35%	9.55%
2 year fixed	8.95%	9.15%
5 year fixed	8.49%	8.69%

Rate uplift	
1 demerit	0.10%
2 demerits	0.20%
3 demerits	0.30%
4 demerits	0.40% (refer to packager)
>4 demerits	Not accepted (by referral only)

Key features	
Max. LTV	75%
Max. LTV (non-standard properties)	65%
Min. loan size	£50,000
Max. loan size (75% LTV)	£500,000
Max. loan size (70% LTV)	£1,000,000
Term length (discounted, variable and 2 year fixed)	6 - 40 years
Term length (5 year fixed)	6 - 40 years
2-year fixed and discounted ERC	3%, 2%
5-year Fixed ERC	5%, 4%, 3%, 2%, 1%
Variable ERC	No ERC
Variable Max. Loan Size	£250,000

Reversion rate - 9.80% made up of THMR + 1.80% (Together Homeowner Managed Rate is currently 8.00%)

Credit criteria

Regulated First Charge

Regulated CBTL

Unregulated BTL

Regulated Product Transfer

Unregulated Product Transfer

View credit criteria

Designed to help a variety of customers, including:

- First-Time Buyers
- Shared Ownership
- Right to Buy
- Self-Employed
- Impaired Credit

Need to know

First time buyers and gifted deposits accepted. Transfer of Equity and Gifted Equity also accepted.

Shared Ownership and Right to Buy – 100% of purchase price accepted up to maximum LTV. Shared Ownership remortgage accepted by referral.

LTV is calculated on ***net*** loan value, including broker fees.

Premier for Intermediaries

Regulated Products Criteria Guide

Regulated Products Valuation & Legal Advice Guide

Regulated CBTL Mortages.

Base pricing - First Charge		
2.5% product fee	**≤65% LTV**	**≤75% LTV**
Variable rate	8.85%	9.05%
2 year fixed	7.85%	8.05%
5 year fixed	8.30%	8.50%

Rate uplift	
1 demerit	0.10%
2 demerits	0.20%
3 demerits	0.30%
4 demerits	0.40% (refer to packager)
>4 demerits	Not accepted (by referral only)

Key features	
Max. LTV	75%
Max. LTV (non-standard properties)	65%
Min. loan size	£50,000
Max. loan size (75% LTV)	£500,000
Max. loan size (70% LTV)	£1,000,000
Term length (variable and 2 year fixed)	4 - 30 years
Term length (5 year fixed)	6 - 30 years
2-year fixed ERC	3%, 2%
5-year Fixed ERC	5%, 4%, 3%, 2%, 1%
Variable ERC	No ERC

Reversion rate - 10.14% made up of THMR + 2.14% (Together Homeowner Managed Rate is currently 8.00%)

Credit criteria

Regulated First Charge

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Unregulated Product Transfer

View credit criteria

What is a Consumer Buy-to-Let (CBTL) mortgage?

A CBTL mortgage is a type of buy-to-let mortgage specifically designed for individuals who are not professional landlords but are renting out a property, often due to unexpected circumstances like inheriting a property or relocating. These are regulated by the Financial Conduct Authority (FCA).

Need to know

Most types of ASTs (Assured Shorthold Tenancy) accepted.

We use 100% of rental income or 90% of a projection if the property is empty or there's no AST in place.

Expat applicants accepted.

The maximum LTV is calculated based on the ***net*** loan value and broker fee. Any additional fees, including the product fee, will affect the affordability assessment.

For our ICR criteria, visit our Criteria Guide.

Regulated Products Criteria Guide

Regulated Products Valuation & Legal Advice Guide

Regulated products – additional criteria information.

- Credit criteria
- Regulated First Charge
- Regulated CBTL
- Unregulated BTL
- Regulated Product Transfer
- Unregulated Product Transfer

Who we help

for an exhaustive list, click here

- 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.
- Annual, half-yearly, quarterly and regular monthly bonuses can be accepted, as well as regular commission and overtime.
- Benefits/DWP can be accepted.

Applicants

- Minimum age – 18
- Maximum age – 85 (1st Charge), 80 (2nd Charge) at end of term if retirement income can be proven. No maximum age for CBTL if self funding. Maximum age for Regulated Bridge is 85 at the end of term (higher by referral).
- Maximum number of applicants – 4.
- For all applicants currently renting, we require proof of rental payments from the landlord (typically 12 months).
- Expat applicants accepted for CBTL
- Independent legal advice may be required, see our Valuation and Legal Advice Guide for further information.

The property

for an exhaustive list, click here

- 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.
- Shared Ownership and Right to Buy are permitted. Shared Ownership remortgage accepted by referral.
- 1st and 2nd Charge: Semi-commercial 40% plus residential considered up to a maximum of 65% LTV.
- CBTL: 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 65%. 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).
- Cross Charging accepted for Regulated Bridging (first charge must be on the purchase property with either a first or second charge on the existing residential property). We also accept cross charging using BTL properties.
- Cash values up to 50% LTV considered.

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.

Second Charge – additional information

- Mortgage Reference Bypass not accepted on Flexible / open plan mortgages (including 2nd Charge CBTL and Regulated Bridge).
- 2nd Charge Mortgages and 2nd Charge BTL Mortgages - Debt consolidation not permitted on interest only.

Regulated Bridging – additional information

- Refinance of an existing bridge from another provider or Together or transfer of equity as a use case will not be accepted.
- 2nd Charge – can only lend behind 1st charge term (not 1st charge bridge).
- Home improvements where exit is sale, Works must be completed in a reasonable time frame before the property is marketed.

Equitable charges

- Max loan £250k up to 65% LTV (higher by referral)
- Declined consent evidence required
- We will not accept applications where consent is refused due to arrears/credit issues on the 1st Charge
- Customer must meet the Base pricing credit profile
- We will not lend behind flexible mortgages
- Residential security only

Reversionary Rates

- Our reversion rates track Together Commercial Managed Rate (TCMR) which is currently 8.39%. See rates tables for margin details.

Scan the QR codes below for more specialist packager information.

Visit our Unregulated Products Valuation & Legal Guide

Visit our Packager Product Guides

See our Top Tips to help get your cases funded quicky

together.

Unregulated BTL.

Base pricing – Buy to Let	
2.5% product fee (min. £795)	**First charge**
Variable rate	8.54%
2 year fixed	8.64%
5 year fixed	9.14%
5% product fee	**First charge**
2 year fixed	7.64%
5 year fixed	8.74%
7% product fee	**First charge**
2 year fixed	6.64%
5 year fixed	8.24%
Reversion rate	TCMR + 0.25%

Base pricing – Portfolio BTL
First charge
7.24%
6.99%
7.89%
First charge
5.99%
7.39%
First charge
4.99%
6.89%
TCMR + 0.25%

Rate uplift	
1 demerit	0.50%
2 demerits	1.00%
3 demerits	1.50%
>3 demerits	Not accepted (referral only)

Key features		
	First Charge	**Portfolio First Charge**
Max. LTV (Purchase)	75%	75%
Max. LTV (Remortgage)	75%	
Min. Loan Size	£30,000	£1,000,000
Max. Loan Size	£4,500,000	£4,500,000
Expat/Non UK National	Accepted	
Term Length	6 – 30 years	
2 Year Fixed ERC	4%, 4%	
5 Year Fixed ERC	4%, 4%, 3%, 2%, 1%	
Variable ERC	4%, 4%, 3%, 2%, 1%	

Credit criteria

Regulated First Charge

Regulated CBTL

Unregulated BTL

Regulated Product Transfer

Unregulated Product Transfer

View credit criteria

To support many customers and investment scenarios, including:

- First Time Landlords
- Portfolio Landlords
- HMOs (no limit on rooms)
- MUFBs

Need to know

There's no limit on the number or value of properties in the customer's portfolio. Max overall portfolio LTV is 75%.

We accept projected income for BTL. For our ICR, Top-slicing and affordability criteria, visit our Criteria Guide.

LTV is calculated on ***gross*** loan value, including all fees.

Premier for Intermediaries

Unregulated Products Criteria Guide

Unregulated Products Valuation & Legal Guide

Unregulated BTL – additional criteria information.

- Credit criteria
- Regulated First Charge
- Regulated CBTL
- Unregulated BTL
- Regulated Product Transfer
- Unregulated Product Transfer

Who we help

for an exhaustive list, click here

- Individuals, sole traders, LLPs, partnerships, limited companies.
- Employed and self employed.
- Expat / non UK residents accepted with no additional rate loading.
- Minimum age – 18 years.
- Maximum age – if self-funded, no max age. If employed and income required, 80 years at end of term.
- Maximum number of applicants – 4.
- First time landlords.
- Portfolio landlords.
- Homeowner Business Loan
- First charge - limited companies only, second charge – limited companies or individuals.
- Maximum age – 80 years at end of term.
- Independent legal advice may be required, see Valuation & Legal guide for further information.

The property

- 100% funding available with additional security.

The property – Residential Bridging

- 100% Residential (including BTL) in England, Scotland and Wales.

The property – Commercial Bridging

- Commercial investment property.
- All commercial property types considered on merit: Commercial, Semi-Commercial & Land.

Fees

- Telegraphic Transfer Fee: £30 (applies to all cases).
- Title Insurance Fees and Lender's Legal Costs apply. See our
- Valuation & Legal Guide for further information.
- LTV is calculated on gross loan value, including all fees

Reversionary Rates

- Our reversion rates track Together Commercial Managed Rate (TCMR) which is currently 8.39%. See rates tables for margin details.

Affordbility

- BTL, Homeowner Business Loan & Commercial Term variable loans are subject to a 1% stress test to pay rate (including Holiday Let).

Buy To Let – ICR

- ICR is based on full CMI (interest and capital repayment)
- 125% Basic Rate Taxpayers & Limited Companies.
- 145% Higher & Additional Rate Taxpayers.
- 90% of projected rental income can be accepted for ICR calculation, alongside a plan of how the loan will be serviced until the property will be rented.
- If ICR affordability fails, automated affordability using ONS averages or customer-stated expenditure will be used.

Holiday Lets - ICR/TSDI

- ICR is based on full CMI (interest and capital repayment)
- Can be based on ICR or TSDI basis.
- ICR: Where 2 years' worth of rental income can be evidenced, up to 80% occupancy rate will be assumed for the BTL ICR calculation. If this can't be evidenced, 50% occupancy should be used with estimated rental income.
- If the property is not currently a holiday let, projected rental income assuming 50% occupancy can be accepted.
- TSDI: Total secured debt payments should not exceed 50% of the customer's net income/profit. Referrals accepted up to 75%.
- Additional income accepted.

Homeowner Business Loan

- Automated affordability using ONS averages or customer-stated expenditure.
- We do not accept projected income for HOBL

Top Slicing

- Experienced landlords*: consider all ICR ≥100%, Refer ICR <100%.
- Inexperienced landlords & backgrounds income ≥£50,000: Refer if ICR ≥100%
- Inexperienced landlords & background income <£50,000: ICR pass only.

Equitable Charges

- Max loan £250k up to 65% LTV (higher by referral)
- Declined consent evidence required
- We will not accept applications where consent is refused due to arrears/credit issues on the 1st Charge
- Customer must meet the base pricing credit profile
- We will not lend behind flexible mortgages
- Residential security only

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First Charge

Base pricing		
£995 product fee	≤65% LTV	≤75% LTV
2 year fixed	7.99%	8.95%
5 year fixed	8.04%	8.69%

Reversion rate – 9.80% made up of THMR + 1.80% (Together Homeowner Managed Rate is currently 8.00%)

Second Charge

Base pricing		
£995 product fee	≤65% LTV	≤75% LTV
2 year fixed	8.49%	8.90%
5 year fixed	8.54%	8.95%

Reversion rate – 10.00% made up of THMR + 2.00% (Together Homeowner Managed Rate is currently 8.00%)

Consumer BTL

	Base pricing – First charge		Base pricing – Second charge	
2.5% product fee	≤65% LTV	≤75% LTV	≤65% LTV	≤75% LTV
2 year fixed	7.85%	8.05%	8.60%	8.80%
5 year fixed	8.30%	8.50%	9.05%	9.25%

Reversion rate – 10.14% made up of THMR + 2.14% (Together Homeowner Managed Rate is currently 8.00%)

Rate uplift	
1 demerit	0.10%
2 demerits	0.20%
3 demerits	0.30%
4 demerits	0.40%
>4 demerits	Not accepted (by referral only)

Commission		Key features	
First charge	The lower of £495 or 1.25%	2 year fixed ERC	3%, 2%
Second Charge	The lower of £495 or 2.00%	5 year fixed ERC	5%, 4%, 3%, 2%, 1%
Consumer BTL	The lower of £495 or 1.25%		

View credit criteria

Product transfer process

Unregulated Product Transfer.

- Credit criteria
- Regulated First Charge
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- Regulated Product Transfer
- Unregulated Product Transfer

Buy to Let

Base pricing		
1.25% Product Fee (min. £795)	**First Charge**	**Second Charge**
Variable Rate	8.29%	8.54%
2 year fixed	8.39%	8.64%
5 year fixed	8.89%	9.14%
5.0% Product fee	**First Charge**	**Second Charge**
2 year fixed	7.39%	7.64%
5 year fixed	8.49%	8.64%
7.0% Product Fee	**First Charge**	**Second Charge**
2 year fixed	6.39%	6.64%
5 year fixed	7.99%	8.19%
Reversion rate	TCMR + 0.25%	TCMR + 1.25%

Rate uplift	
1 demerit	0.50%
2 demerits	1.00%
3 demerits	1.50%
>3 demerits	Not accepted (by referral only)

Key features	
Commission	The lower of £495 or 1.25%
2 year fixed ERC	4%, 4%
5 year fixed ERC	4%, 4%, 3%, 2%, 1%

View credit criteria

Product transfer process

Valuation Fee Scale.

If the application doesn't meet our AVM/Hometrack criteria, or on running an AVM/Hometrack the required confidence level is not met, the applicant must pay for a full valuation. Our underwriting team will arrange access & valuation payment directly with the customer following a full review of the application. Fees vary based on the value of the property. Details of the valuation fee scale are shown below:

Credit criteria

Regulated First Charge

Regulated CBTL

Unregulated BTL

Regulated Product Transfer

Unregulated Product Transfer

Valuation Fee Scale - England, Scotland and Wales			
Property value	**LGSS Fee exc VAT**	**LGSS Fee inc VAT**	**LGSS HMO Fee inc VAT (maximum of 6 bedrooms)**
Up to £150,000	£265.00	£318.00	£594.00
Up to £200,000	£295.00	£354.00	£594.00
Up to £300,000	£345.00	£414.00	£654.00
Up to £400,000	£395.00	£474.00	£714.00
Up to £500,000	£445.00	£534.00	£774.00
Up to £600,000	£545.00	£654.00	£894.00
Up to £700,000	£595.00	£714.00	£954.00
Up to £800,000	£645.00	£774.00	£1,014.00
Up to £900,000	£695.00	£834.00	£1,074.00
Up to £1,000,000	£795.00	£954.00	£1,194.00
Up to £1,200,000	£975.00	£1,170.00	£1,250.00
Up to £1,400,000	£1,095.00	£1,314.00	£1,650.00
Up to £1,600,000	£1,245.00	£1,494.00	£2,000.00
Up to £1,800,000	£1,375.00	£1,650.00	£2,200.00
Up to £2,000,000	£1,495.00	£1,794.00	£2,200.00
£2,000,000 +	Quote on Request	Quote on Request	Quote on Request

Red book valuations are required for all commercial securities and any residential valuation in excess of £2,000,000

Valuation Criteria

Location

England, Scotland and Wales

Property Type

- Single House
- Single Flat
- Single BTL (single let)
- House of Multiple Occupancy (up to a max of 6 bedrooms). More than 6 bedrooms by quotation.

LGSS assumes Market Rent and Rental comparables are provided.

The property must be mortgageable and in a reasonable condition with a kitchen and bathroom.

Please note the guaranteed fee scale requires:

- No counter signed reports, open-ended reliance wording or reliance letters.
- Report must be addressed to single named entity.
- Must accept Quest style report.
- If the property is not as described, additional fees may apply.
- Subject to the valuer's earliest availability.