Understanding our credit criteria

Regulated Product Transfers
Rates table

Unregulated Product Transfers
Rates table

Product Transfer Guide.

Personal and Commercial Finance

20th November 2026

In order to take advantage of the rates included in this guide,
please contact your account manager directly to process your case.

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Product transfer process

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.

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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.

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%
>4 demerits	Not accepted (referral only)
Unregulated products	
1 demerit	0.50%
2 demerits	1.00%
3 demerits	1.50%
>3 demerits	Not accepted (referral only)

What is a demerit?

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
• 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.

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.

Product transfer process

Regulated Product Transfer.

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%		

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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%

View credit criteria

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%

Product transfer process