



	Masthaven	Precise	West One	Together	Mercantile
Loan Facility	£10,000 - £300,000	£5,000 - £200,000	£10,000 - £250,000	£5,000 - £250,000	£5,000 - £500,000
Term in Years	3 – 35 yrs	3 – 35 yrs	3 – 30 yrs	4 – 30 yrs	3 – 25 yrs
Variable Rates from	4.79%	5.00%	5.59%	5.99%	8.99%
Fixed Rates from	5.59% (2 & 5 yrs)	4.49% (2, 3 & 5 yrs)	6.35% (2 & 5 yrs)	6.99% (5yrs)	9.99% (5 yrs)
Age	25 – 85	25 – 80 yrs	21 - 85	No Restriction	18 - 80
Max Loan to Value (LTV) – Employed	75%	75%	75%	75%	75%
Max LTV – Self-employed	75%	75%	75%	75%	75%
DMP	Yes, if satisfied for over 2 yrs	Yes if settled for 6 yrs	Yes, on referral if discharged over 2 years ago	Yes, on referral, max LTV 55%	Yes
IVA	Yes, if discharged for 3 yrs	Yes if discharged for 6 yrs	Yes, on referral if discharged over 2 years ago	Yes, satisfied over 1 yr, max LTV 65%	Yes – to be repaid
Minimum Income	£20,000	No Min	£15k earned income	No min	No Min
Min time Self-employed	18 mths	12 mths	12 mths	12 mths	12 mths
Benefits & Pensions accepted?	Some	Some	Private pension accepted	Most	No
Mortgage Arrears/ CCJs/Defaults	Max of 2 adverse units in 24 & 0 in 3	Mortgage Arrears 0 in 36 CCJ/Default 0 in 72	Mortgage arrears 0 in 12, 1 in 24 CCJ/ Default	Allowed 4 in 12 secured arrears, 6 in 12 CCJs/Defaults	Mortgage arrears 1 in 12 1 default/CCJ in 12 yrs
Affordability	ICR 125 % for basic tax payer 140% for higher rate tax payer	ICR 125 % for basic tax payer 145% for higher rate tax payer	DSCR 125% basic rate tax payer, 145% higher rate & 165% Additional rate	ICR 125 % for basic tax payer 145% for higher rate tax payer	Min rental coverage 115%
Minimum Valuation	£100k	£50,000	£100k	£40k	£60k
Drive-by Accepted?	No	No	No	Yes, max LTV 70%	No
AVM Accepted?	No	Yes, max LTV 65%	No	No	No
Ex Local Authority accepted?	Yes, flats up to 70%	Yes, houses only	Yes	Yes	Yes
Redemption Penalties	No ERC on Lifetime Tracker ERCs apply on fixed rates	3% for year 1, 2% in year 2 (for variable rate, fixed rates ERC differ)	4,3,2,1% dependant on fixed term	% of balance for the first 5 years of the term being 4, 4, 3, 2, 1%	1 mths notice + 1 mths interest + £245
Lender Fee	1.5% (£795 min)	£495 - £1495	2.5%	2 - 2.5% (£795 min)	3%
Broker Fee	Up to 10% (Max £5k)	No Max	Max 12.5% or £7,500 whichever is lower	No Max	Up to 15% (Max £5k)
Business Areas	England, Wales & Mainland Scotland	England & Wales	England & Wales	England, Wales & Scotland	England, Wales, Scotland & NI
BTL 1st Charge?	Yes	Yes	No	Yes	Yes
CBTL?	Yes	Yes	Yes	Yes	No



	Step One	Spring	Evolution	Finsec
Loan Facility	£5,000 - £500,000	£5,000 - £150,000	£1,000 - £20,000	£5,000 - £100,000
Term in Years	6 - 30 yrs	3 - 30 yrs	1 - 15 yrs	3 - 25 yrs
Variable Rates from	8.90%	10.5%	18%	None
Fixed Rates from	8.90% (5 yrs)	11.00% (3 & 5 yrs)	None	19.08% Fixed for term
Age	21 - 80 yrs	18 - 70 yrs	18 - 70 yrs	25 - 85 yrs
Max Loan to Value (LTV) – Employed	85%	75%	150%	65%
Max LTV – Self-employed	85%	75%	150%	65%
DMP	Yes – 2 yrs satisfactory conduct & 85%	Yes	Yes – to be repaid	Yes
IVA	Yes – 2 yrs satisfactory conduct & 85%	Yes	Yes – if discharged	Yes - if satisfied
Minimum Income	£20,000 pa single £25,000 pa joint	£15,000	No Min	£12,000
Min time Self-employed	2 yrs	12 mths	On Referral	6 mths
Benefits & Pensions accepted?	Most	Yes	Yes	Most
Mortgage Arrears/ CCJs/Defaults	No min units	Any mortgage arrears up to 12 mths	No Max Arrears No Restrictions on DF	None in the last 6 mths
Affordability	Min rental coverage 120% Full I & E over 75%	I&E with 3% stress test & max 45% DTI	I&E based on rental income & Stress Test	50% DTI Min income £12,000
Minimum Valuation	£75k	£100k	No Min	£100,000
Drive-by Accepted?	No	No	N/A	Yes
AVM Accepted?	No	Yes – up to 55% LTV	N/A	No
Ex Local Authority accepted?	Yes	Yes	Yes	Yes
Redemption Penalties	4%, 2% and 1% in years 1 to 3	Typically 3 mths interest in yr 1, 2 mths in yr 2, 1 mths in yr 3	1 mths interest	2 months interest
Lender Fee	4% (£795 min)	£695 - £1250	18%	£0 - £1,195
Broker Fee	Up to 15% (Max £5k)	Up to 15% (Max £5k)	N/A	Up to 15%
Business Areas	England, Wales & Mainland Scotland	England, Wales & Scotland	England, Wales, Scotland & NI	England & Wales
BTL 1st Charge?	No	No	No	Yes
CBTL?	Yes	Yes	Yes	Yes - 70%