



	Optimum	Paragon	Prestige	West One	Masthaven	Shawbrook	UTB	Precise
Loan Facility	£5,000 - £1 Mil	£15,000 - £500,000	£10,000 - £2.5 Mil	£10,000 - £500,000	£10,000 - £750,000	£5,000 - £500,000	£10,000 - £400,000	£10,000 - £500,000
Term in Years	3 - 30 yrs	5 - 30 yrs	3 - 25 yrs	3 - 30 yrs	3 - 35 yrs	3 - 25 yrs	3 - 30 yrs	3 - 35 yrs
Variable Rates From	Risk Based Rate	3.57%	3.69%	3.79%	3.84%	3.90%	4.05%	4.25%
Fixed Rates from	Risk Based Rate (2, 3, 4 & 5 yrs)	3.77% (2, 3 & 5 yrs)	3.99% (2 & 5 yrs)	4.15% (2, 3 & 5 yrs)	4.24% (2 & 5 yrs)	4.39% (3 & 5 yrs)	4.40% (5 yrs)	4.25% (2 & 5 yrs)
Age	21 - 75	21 - 85	21 - 85	21 - 85	21 - 85	21 - 80	18 - 85	25 - 75
Max Loan to Value (LTV) – Employed	95%	85%	90%	85%	75%	95%	85%	85%
Max LTV – Self-employed	95%	85%	90%	85%	75%	95%	85%	85%
Buy to Let Max LTV	No BTL	No BTL	No BTL	75%	75%	No BTL	No BTL	75%
DMP	Discharged only and on referral	No	Discharged only and on referral	Yes – Max LTV 70%	Yes, if satisfied for over 2 yrs	Yes - to be repaid	No - but can refer	Yes if satisfactory for over 6 yrs
IVA	If discharged, and on referral	Yes, if discharged for 6 yrs	Yes, only if satisfied & conducted satisfactorily	Yes – Max LTV 70%	Yes, if discharged for 3 yrs	Yes if satisfied for 3 yrs	No – refer if 6yrs discharged	Yes, if discharged 6 yrs
Minimum Income	Full I & E review including ONS stats	£15k gross pa min for primary app	£12k pa net	£15,000	£12.5k for primary applicant	£16,500	£15k pa	£15k gross
Min time Self-employed	3 yrs	2 yrs	2 yrs	12 mths	18 mths	12 mths	2 yrs	2 yrs
Benefits & Pensions accepted?	Some	Only child benefit & Yes pension	Some	Some	Most	Most	Most Benefits & Pension	Some & Yes pension
Mortgage Arrears / County Court Judgements / Defaults	1 adverse unit/Based on credit score	No current mortgage arrears, CCJs 0 in 12	MA 3 units within the last 12 mths, or 2 in 6. CCJ/DF-4 in 12 or 2 in 3	mortgage arrears 0 in 3 - 1 in 12 must be cleared with loan	Max of 3 adverse units in 12 & 0 in 3	Max 4 in 12 & 1 in 3	1 in 12 arrears, CCJ/DF 2 in 24 and max of 5 in total	1 in 12 arrears & CCJs Defaults 2 in 12
Affordability	Full I&E on ONS expenditure & stress test	Full I&E required & Stress test calculation	Banks own affordability model	Subject to income and affordability tests	6 x LTI DTI 65%	Full I&E & Stress Test	45% DTI / LTI 6 Full I&E	LTI based on credit score Full I&E required & Stress test
Minimum Valuation	£75k	£75k	£75k	£100,000	£100k	£100k	£100k	£50k
Drive-by Accepted?	Yes	Yes – up to 75%	Yes	Yes	No	Yes	Yes – up to 75%	No
AVM Accepted?	No	Yes – up to 80%	Yes	Yes	Yes, max loan £75k & max 60% LTV	Yes	Yes – up to 70%	Yes
Ex Local Authority accepted?	House yes, Flats no	Yes – max LTV 70% & max £25k loan in pre-emption (no flats)	House yes, Flats & maisonettes no	Yes – dependant on value	Yes, flats up to 70%	Yes	Yes	House yes, Flats & maisonettes no
Unencumbered Properties?	No	No	No	No	No	No	No	No
Redemption Penalties	Yes – dependant on product & yr of redemption + £95	Yes – dependant on product & yr of redemption £150 discharge fee	No ERCs on variable £150 +VAT discharge fee	4%, 3%, 2%, 1%	ERCs apply on discount products only	No ERCs £120 discharge fee	No ERCs £125 discharge fee	3%, 2% - Variable Fixed Differ £120 discharge fee
Lender Fee	£595 - £1995	£300 - £5000	£300	Min £395 capped at £5,000	£495 - £795	£495 - £1,595	£495 - £695	£300 - £1495
Broker Fee	(Max £10k)	12.5% (max £6k)	12.5% (Max £5k)	Max 12.5% or £7,500 whichever is lower	10% (Max £5k)	12.5% (Max £10k)	10% (Max £7.5k)	No Max
Business Areas	England, Scotland & Wales	England, Mainland Scotland & Wales	England, Mainland Scotland & Wales	England, Wales & Scotland	England, Mainland Scotland & Wales	England, Mainland Scotland & Wales	England & Wales & Mainland Scotland	England & Wales



	Together	Step One	Norton	Central	1st Stop	Equifinance	Spring	Evolution	Finsec
Loan Facility	£3,000 - £1 Mil	£5,000 - £500,000	£3,000 - £145,000	£3,000 - £250,000	£5,000 - £50,000	£5,000 - £150,000	£5,000 - £150,000	£1,000 - £20,000	£5,000 - £50,000
Term in Years	3 - 30 yrs	6 - 30 yrs	1 - 25 yrs	3 - 30 yrs	2 - 20 yrs	3 - 25 yrs	3 - 30 yrs	1 - 15 yrs	3 - 25 yrs
Variable Rates from	5.34%	6.9%	8.3%	8.5%	9%	10%	10.5%	18%	None
Fixed Rates from	7.40% (5 yrs)	6.9% (5 yrs)	9.2% (3 yrs)	9.4% (3, 5, 7 & 10 yrs)	9%	10.5% (2 & 5 yrs)	11.00% (3 & 5 yrs)	None	19.08% Fixed for term
Age	18 - 80	21 - 80	21 - 80	18 - 80	21 - 70	21 - 80	18 - 70	18 - 70	21 - 85
Max Loan to Value (LTV) – Employed	77.5%	95%	75%	75%	120%	100%	75%	150%	70%
Max LTV – Self-employed	77.5%	95%	75%	75%	120%	100%	75%	150%	70%
Buy to Let Max LTV	75%	85%	No BTL	75%	No BTL	No BTL	75%	No Max	No BTL
DMP	Yes – 2 yrs in x 75% LTV and to be paid	85% with 2 yrs satisfactory conduct	Yes	Yes	Yes – to be repaid & 6 months payments	Yes – to be repaid	Yes	Yes, to be repaid	Yes
IVA	Yes if satisfied over 1yr 65% LTV	85% with 2 yrs satisfactory conduct	Yes – to be repaid	Yes – to be repaid	Not if in active IVA but yes if satisfied	Yes – to be repaid	Yes	Yes – if discharged	Yes – if satisfied
Minimum Income	No minimum - based on affordability	£20k pa single £25k pa Joint	£12k pa	No min	£1,300 net single £1,600 net joint monthly	£16k pa	£15k pa	£800pcm both employed or self employed	£12k pa for 1st borrower
Min time Self-employed	12 mths	2 yrs	12 mths	12 mths	18 mths	6 mths	12 mths	12 mths	6 mths
Benefits & Pensions accepted?	Most	Most	Most	Yes	Yes	Most	Yes	Most	Most
Mortgage Arrears / County Court Judgements / Defaults	Max 6 adverse units in the last 12 mths 3 in the last 6 mths	0 in last 3 CCJ/ Defaults considered	Up to 4 adverse units	Max 4 adverse units	All Considered	4 in 6 must have been paid, CCJs & Defaults accepted	12 months mortgage arrears & any amount of CCJs and defaults	No max arrears No restrictions on DF	1 in 3 or 3 in 12 missed-CCJs and defaults acceptable
Affordability	Full I&E & Stress Test	I&E £100 surplus & Stress Test	50% DTI I&E £100 surplus & Stress Test	55% DTI & Stress Test	I&E & Stress Test	I&E £100 surplus & Stress Test	I & E with a 3% stress test & 45% max DTI	I&E & Stress Test	50% DTI max I&E £12,000 min
Minimum Valuation	£75k	£75k	No min	£60k	None	£75k	£100k	None	£100k
Drive-by Accepted?	Max LTV 70% £100k max loan	No	Yes	Yes	If loan over £35,000	Yes – up to 100% LTV	No	N/A	Yes
AVM Accepted?	Max LTV 60% £75k max loan	Yes, max 80% LTV & £50k loan	Yes Up to 75% LTV	Yes Up to 75% LTV	If loan under £35,000	Yes – up to 100% LTV	Yes - up to 55% LTV	N/A	No
Ex Local Authority accepted?	Yes with reduction in max LTV on property type	Yes – max LTV 85% No Flats	Yes - Flat Min £100k val	Yes	Yes	Yes	Yes	Yes	Houses & Flats acceptable
Unencumbered Properties?	Yes	No	Yes	No	No	No	No	No	No
Redemption Penalties	No ERCs £150 discharge fee	4%, 2% and 1% in years 1 to year 3	2 months interest & £295. No charges for overpayments	£395	Max 2 months interest	56 days interest + discharge fee	Typically 3mths interest in yr 1, 2mths in yr 2, 1mths in yr 3	1 months interest	2 months interest
Lender Fee	2.99% of net loan (Min £450)	2% (£395 min)	£200 - £1295	2% (£395 – £995) +£399 on NI cases	£495 - £995	£895 - £1195	£695 - £1,250	Up to 18%	Up to £1,195
Broker Fee	15% (Max £7.5k)	15% of net loan (Max £5k)	12.5% (Max £4950)	15% (Max £5k)	Max 12.5%	15% (Max £5k)	15% (Max £5k)	N/A	15% (Max £5k)