

Residential Mortgages

Key information sheet



If your customer is planning to purchase or remortgage their property, is self-employed, looking to purchase a New Build property or is a first time buyer, our residential mortgage range could be right up their street. Even if they have a less than perfect credit profile we are here to help.

Key points of interest

- ▶ Minimum property value outside London reduced to £50,000 (£150,000 in London postcode districts)
- ▶ Products now available for Right to Buy
- ▶ Self-employed: only 1 year's figures - SA302 plus tax year overview OR HMRC tax calculation plus tax year overview accepted (we reserve the right to ask for additional accounting information at the discretion of our underwriters)
- ▶ For sole traders/partnerships, we can add back in operating costs of an office from home
- ▶ Changing trading styles (i.e. sole to limited) viewed as continuous employment
- ▶ First time buyers accepted up to 85% LTV with no restrictions
- ▶ Minimum age: 21 years - Maximum age: 70 years at the end of the term (75 years on referral)
- ▶ Applicants employed on a fixed term contract basis are acceptable
- ▶ Gifted deposits from family - including aunts and uncles (EU origination) are accepted
- ▶ 100% of working family child tax credits are accepted (minimum of 3 years remaining)
- ▶ Unlimited capital raising - even on unencumbered properties including business injection

Allowable adverse

Precise Mortgages' residential products are tiered to meet individual credit profiles. The below provides information on the maximum allowable adverse allowed on our residential range.

Defaults: 5 in 24 months.

CCJ: 3 in 24 months.

Missed mortgage/secured loan arrears: Worst status 1 in 12 months and 3 in 36 months.

Unsecured arrears: Not counted but may affect customer's credit score.

Applicant must not have any defaults, CCJs or secured arrears recorded in the 3 months before application.

Debt Management Plans (DMPs): Allowed if satisfied over 36 months ago

Underwriting tips

- ▶ No rent reference needed, except for housing association and council tenants
- ▶ Able to work on worst status for credit history
- ▶ 1 year's accounts or SA302 plus tax year overview OR HMRC tax calculation plus tax year overview are accepted

Useful reminders

Did you know the top reason applications get delayed with us is because the 'Costs and Fees' section of the standard declaration has been missed?

We would always recommend a check of what documentation needs to be supplied and completing a quick double check before submission. Whilst this may sound obvious, non-submission of documentation is one of the key reasons for delaying applications

Please refer to our residential product and criteria guides for more information.

Get in touch

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