

# LENDER PANEL - JULY 2015

**PRIME 01403 27 26 25**








	SHAWBROOK BANK	Precise Mortgages	Prestige Finance	nemo personal finance	optimumcredit	paragon personal finance
<b>Max Loan Size</b>	£500,000 (more upon referral)	£1,000,000	£2,500,000	£500,000	£200,000	£125,000
<b>Max LTV</b>	95%	85%	85%	90% employed, 75% self employed	85%	85%
<b>Max Age At Term End</b>	80	70	85	70	70 (75 if not using income)	75
<b>Min/Max Loan Term</b>	3 – 25years	3 – 30 years	3 – 25 years	3 – 25 years	3 – 25 years	5 – 25years
<b>Annual Rates Start From</b>	5.49% BRT	4.85% BRT	5.29% Variable	4.92% Variable	BESPOKE RATES	4.704% Variable
<b>Fixed Rate Available</b>	Yes - 3 years and 5 years available	Yes - 2, 3 and 5 years	Yes - 2 and 3 years	Yes - 3 years	Yes - 2, 3, 4 and 5 years	Yes - 2, 3 and 5 years
<b>Interest only Available</b>	No	No	No	No	No	No
<b>Lender Fee</b>	Typically £995.00	Typically £295	£300 for loans under £100k	None charged	£495	None charged
<b>Overpayments</b>	Yes	Yes	Yes	Yes	Yes	Yes
<b>Lend On BTL's</b>	Yes Max 70% LTV 110% rental coverage	Not currently	Not currently	Not currently	Not currently	Not currently
<b>ERC's</b>	<b>Regulated</b> – just 28 days notice + admin fee <b>Unregulated for BTLs</b> – 3% of the initial balance first 5 years, then 1% thereafter	28 days notice - no extra admin fee	One months interest deferred by 28 days	One months interest deferred by 28 days	28 days notice + admin fee £95 in England & Wales	One months interest deferred by 28 days
<b>Purpose of Loan</b>	Most legal purposes accepted including purchase of second home / overseas property	Most legal purposes accepted including deposit for BTL / pay a tax bill / invest in current business	Most legal purposes accepted with a few exceptions transfer of equity & business use	Will consider most legal purposes accepted including deposit for BTL / pay a tax bill / invest in current business	Main purposes include consolidation of credit & home improvements	Most legal purposes accepted including deposit for BTL / pay a tax bill / invest in current business and BTL England, Wales & Mainland Scotland
<b>Coverage</b>	England / Wales / Scotland	Mainland England & Wales ONLY	England, Wales, Scotland	England, Wales, Scotland	England, Wales, Scotland	England, Wales, Scotland

# LENDER PANEL - JULY 2015

## NEAR PRIME 01403 27 26 25



	 blemain finance innovative secured loans	 Masthaven SECURED LOANS	 CentralTrust	 springfinance	 STEPONE FINANCE
<b>Max Loan Size</b>	£500,000 (more on referral)	£135,000 (more on referral)	£70,000	£100,000	£75,000 (more on referral)
<b>Max LTV</b>	85%	75%	75%	70%	95%
<b>Max Age At Term End</b>	80	80	80	70	80
<b>Min/Max Loan Term</b>	3 – 30 years	3 – 25 years	3 – 25 years	3 - 30 years	5 – 20 years
<b>Annual Rates Start From</b>	7.63% Variable	7.95% Variable	9.4% Variable	15% Variable	7.9% Variable
<b>Fixed Rate Available</b>	Yes, 5 years fixed	No	Yes, 3 years fixed	No	No
<b>Interest only Available</b>	Yes for loan sizes over £25,000	Yes – only for loan secured on BTL properties	No	No	No
<b>Lender Fee</b>	Varies depending on loan size	Varies depending on loan size	£495 fee applies for loans over £20k	Varies depending on loan size	Varies depending on loan size
<b>Overpayments</b>	Yes	Yes	Yes	Yes	Yes
<b>Lend On BTL's</b>	Yes Max 70% LTV 120% rental coverage	YES Max 70% LTV 110% rental coverage	YES - to employed applicants Max 75% LTV 120% Rental coverage	Yes - 70% LTV - 45% of the gross income to cover the mortgage payment & second charge loan payment	YES - Up to 80% LTV - 120% Rental Coverage for loans under 65% LTV - Full income & expenditure assessment over 65% LTV
<b>ERC's</b>	<b>Regulated</b> – One months interest deferred by 28 days <b>Unregulated due to BTL OR Purpose</b> 4% / 4% / 4% / 3% / 2% / 1% thereafter (% charged is calculated on initial balance)	<b>Regulated</b> – One months interest deferred by 28 days <b>Unregulated</b> - 4% / 3% / 2% / 1% there after	One months interest deferred for 28 days	One months interest deferred for 28 days for all loans including those secured on BTLs	<b>Regulated</b> – 28 day notice required <b>Unregulated for BTLs &amp; Business purpose</b> - 3% in yr 1, 2% in yr 2, 1% in yr 3
<b>Purpose of Loan</b>	Any legal purpose accepted IF loan size is over £25k + more than 50% of the loan is for business purposes then loan is treated as unregulated	All legal purposes except business start up	Most legal purposes accepted with a few exceptions transfer of equity & business use	All legal purpose accepted including clearing a bankruptcy	Any legal purpose accepted IF loan size is over £25k + more than 50% of the loan is for business purposes then loan is treated as unregulated
<b>Coverage</b>	England, Wales, Scotland	England / Wales / Scotland	England, Wales, Scotland, <b>Northern Ireland</b>	England & Wales	England & Wales