



Self-build FAQs

Are all the Melton's self-build products direct only? Yes, all of our products are only available direct with us. We are not on Build Loan's panel nor do we use any other packager/provider.

Can a case be submitted online or is it paper based? The affordability, DIP and application can all be done online via www.themeltonbrokers.co.uk. The only time we would need to do a manual application for self-build would be if the case was slightly outside of policy, agreed by a mandator and therefore a manual application would be required.

What documents are required on submission of a self-build? Alongside all standard requirements such as proof of income, outgoings and commitments etc, on our self-build hub you will find our "Self-build submission form" which needs completing and sending in with the application. On this form is a check list of all that is required and includes things like the plans, planning permission, build costs, warranty details, site insurance etc. You should discuss these additional requirements with your clients prior to submitting the application.

Is affordability any different for self-build? No, we use the same affordability calculator as we would for a standard residential case. The same criteria for income and expenditure applies. We can, however, disregard the current mortgage or rent payment for the apps if they plan to complete the build and sell their residential property within 12 months of the build commencing.

Is the valuation fee calculated using the initial land value or the end value? End value.

Can a self-build be applied for with outline planning permission? Yes, but only with our *Advanced* product – on this product, we can lend money to purchase land and fund the build on outline planning. Once the land has been purchased, we would then expect to see the full planning before releasing funds to start the build. A Higher Lending Charge is payable on all Advanced Self-Build mortgages.

Who is eligible to do a self-build? Applicant must be 25 years old or over and have no history of impaired credit. Our self-build mortgages are for residential purposes only and not in any way commercial i.e. we **do not** provide development finance. Our products have a max LTV of 75% at therefore applicants will need to have at least a 25% deposit/contingency/equity.

Can you mortgage land alone? No, we can fund the purchase of land AND the build or just the build if land has already been purchased.

Can you consider if there is an agricultural tie? Properties/land with an ag-tie will need to be referred to us for consideration, subject to a maximum final LTV of 60%. You can refer applications to us by emailing the broker support inbox or your BDM.

Is there a maximum acreage restriction? No, we don't have a max acreage restriction but we do not lend on farms or properties/land with any commercial aspect. It must be used solely for residential purposes and the underwriter may ask the intentions of the land should they deem it necessary.

Can you consider self-builds that have already been started? Yes, we can consider builds that have been started subject to usual underwriting and affordability. We can also consider renovations, conversions and knock down/re-builds on our standard self-build product range.

The planning permission is due to expire soon, can we submit the application? We need approximately 12 months left on the planning permission at the time of submission if the build already hasn't started.

Can the Melton lend on non-standard construction "Passivhaus" style builds? We can consider this, so long as all the necessary warranties are in place.

Our Guide to Self-Build is a handy guide to self-build mortgages visit our Self Build Hub on our website www.themeltonbrokers.co.uk for further information.

SEE OUR LENDING CRITERIA GUIDELINES AND PRODUCT GUIDE ON OUR WEBSITE FOR FURTHER INFORMATION

This information is for intermediaries only. It is not a consumer advertisement and therefore must not be disclosed or given to the general public. Melton Mowbray Building Society is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. MBS Lending Limited is authorised and regulated by the Financial Conduct Authority. Melton Mowbray Building Society is entered in its register under number 106184 and MBS Lending Limited under number 460654. Registered address: Melton Mowbray Building Society, Mutual House, Leicester Road, Melton Mowbray, LE13 0DB. MMBS8622.