

# INTERMEDIARY PRODUCT GUIDE

Updated 14 November 2023

Pre-application enquires please call the broker support team on **01664 414144**.

Applications being processed please call the lending team on **01664 414141**.

[themeltonbrokers.co.uk](http://themeltonbrokers.co.uk)



## Residential Discounted

Our Standard Variable Rate (SVR) is 8.69%

Type	Max LTV	Current Pay rate	Product	Product code	Availability	App fee	Comp fee	ERCS	Min Loan Size £	Max Loan Size £	Proc fee (Min £150)	Additional features and criteria
						(Non-refundable)						
Residential	75%	5.60%	A discount of 3.09% off SVR for <b>24</b> months, reverting to SVR.	DISC 067	Purchase, remortgage	£199	N/A	2% year 1; 1% year 2	25k RTB - 25k	1m RTB - 250k	0.38%	Available on interest only up to 60% LTV. Right to Buy - Max 65% LTV. Free EPC Plus available on completion of the mortgage application.
Residential	90%	5.65%	A discount of 3.04% off SVR for <b>24</b> months, reverting to SVR.	DISC 068	Purchase, remortgage	£199	N/A	2% year 1; 1% year 2	25k	400k	0.38%	Available on interest only up to 60% LTV. Free EPC Plus available on completion of the mortgage application.

## Residential Fixed

Type	Max LTV	Current Pay rate	Product	Product code	Availability	App fee	Comp fee	ERCS	Min Loan Size £	Max Loan Size £	Proc fee (Min £150)	Additional features and criteria
						(Non-refundable)						
Residential	90%	5.69%	A fixed rate to <b>31 January 2029</b> , reverting to SVR.	FIX 298	Purchase, remortgage	N/A	N/A	5% until 31/01/25; 4% until 31/01/26; 3% until 31/01/27; 2% until 31/01/28; 1% until 31/01/29	25k	400k	0.38%	Free EPC Plus available on completion of the mortgage application. Free basic valuation provided (terms apply)
Residential	90%	5.99%	A fixed rate to <b>31 January 2026</b> , reverting to SVR.	FIX 299	Purchase, remortgage	N/A	N/A	2% until 31/01/25; 1% until 31/01/26	25k	400k	0.38%	Free EPC Plus available on completion of the mortgage application. Free basic valuation provided (terms apply)

Please note that our Residential Fixed products are not available on interest only.

**For full product details  
please visit your sourcing system**

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## Self Build and Renovation

Our Standard Variable Rate (SVR) is 8.69%

Type	Max LTV	Current Pay rate	Product	Product code	Availability	App fee	Comp fee	ERCS	Min Loan Size £	Max Loan Size £	Proc fee (Min £150)	Additional features and criteria
						(Non-refundable)						
Eco Self Build	75%	6.04%	A discount of 2.65% off SVR for <b>36</b> months, reverting to SVR.	SB 065	Final LTV <75%	£500	0.50%	3% year 1; 2% year 2; 1% year 3	100k	1m	0.45%	<p>Available for ECO Self Builds, renovations and conversions where an EPC Rating of A or B is expected to be achieved and where at least one 'renewable energy' feature has been designed into the build.</p> <p>ECO Self Build renewable energy features may include:</p> <ol style="list-style-type: none"> <li>1. Electricity Generation - Hydroelectricity, Solar PV panels, wind technologies</li> <li>2. Heat Generation - ground source heating, air source heating, solar water heating, wood fuelled heating (Biomass)</li> <li>3. Electricity and Heat - Micro-CHP (micro combined heat and power)</li> </ol> <p>Renovations and Conversions - improved insulation and heat retention (loft/cavity wall insulation and thermo efficient glazing and doors/enclosures)</p> <p>On receipt of final completion certs can have a scheme transfer to another product and ERC's will be waived (subject to eligibility).</p>
Standard Self Build and Renovation	75%	6.24%	A discount of 2.45% off SVR for <b>36</b> months, reverting to SVR.	SB 066	Final LTV <75%	£500	0.50%	3% year 1; 2% year 2; 1% year 3	100k	1m	0.45%	<p>On receipt of completion cert and final inspection can have a scheme transfer to another product and ERCs will be waived (subject to eligibility).</p>

## Shared Ownership Fixed

Our Standard Variable Rate (SVR) is 8.69%

Type	Max LTV	Current Pay rate	Product	Product code	Availability	App fee	Comp fee	ERCS	Min Loan Size £	Max Loan Size £	Proc fee (Min £150)	Additional features and criteria
						(Non-refundable)						
Residential	90%	6.25%	A fixed rate to <b>31 January 2026</b> , reverting to SVR.	FIX 300	Purchase, remortgage	£199	N/A	2% until 31/01/25; 1% until 31/01/26	100k	250k	0.38%	Free basic valuation provided (terms apply). Free EPC Plus available on completion of the mortgage application.
Residential	90%	5.89%	A fixed rate to <b>31 January 2029</b> , reverting to SVR.	FIX 301	Purchase, remortgage	£199	N/A	5% until 31/01/25; 4% until 31/01/26; 3% until 31/01/27; 2% until 31/01/28; 1% until 31/01/29	100k	250k	0.38%	Free basic valuation provided (terms apply). Free EPC Plus available on completion of the mortgage application.

## Buy to Let

Our Standard Variable Rate (SVR) is 8.69%

Type	Max LTV	Current Pay rate	Product	Product code	Availability	App fee	Comp fee	ERCS	Min Loan Size £	Max Loan Size £	Proc fee (Min £150)	Additional features and criteria
						(Non-refundable)						
Buy to Let	75%	5.90%	A discount of 2.79% off SVR for <b>24</b> months, reverting to SVR.	BTL 199	Purchase, remortgage	£199	£599	2% year 1; 1% year 2	25k	500k	0.40%	Maximum 60% LTV on leasehold Free EPC Plus available on completion of the mortgage application
Buy to Let	75%	6.49%	A fixed rate to <b>31 March 2026</b> , reverting to SVR.	BTL 200	Purchase, remortgage	£199	N/A	2% until 31/3/25; 1% until 31/3/26	25k	500k		Maximum 60% LTV on leasehold Free EPC Plus available on completion of the mortgage application
Buy to Let	75%	5.59%	A fixed rate to <b>31 March 2026</b> , reverting to SVR.	BTL 201	Purchase, remortgage	£199	£4000	2% until 31/3/25; 1% until 31/3/26	25k	500k		Maximum 60% LTV on leasehold Free EPC Plus available on completion of the mortgage application
Family Buy to Let	75%	5.90%	A discount of 2.79% off SVR for <b>24</b> months, reverting to SVR.	BTL 202	Purchase, remortgage	£199	£599	2% year 1; 1% year 2	25k	500k		Maximum 60% LTV on leasehold Free EPC Plus available on completion of the mortgage application
Consumer Buy to Let	75%	5.90%	A discount of 2.79% off SVR for <b>24</b> months, reverting to SVR.	BTL 203	Purchase, remortgage	£199	£599	2% year 1; 1% year 2	25k	500k		Maximum 60% LTV on leasehold Free EPC Plus available on completion of the mortgage application
Holiday Buy to Let	75%	5.90%	A discount of 2.79% off SVR for <b>24</b> months, reverting to SVR.	BTL 197	Purchase, remortgage	£199	£599	2% year 1; 1% year 2	25k	500k		Maximum 60% LTV on leasehold Free EPC Plus available on completion of the mortgage application
Holiday Buy to Let	75%	6.65%	A fixed rate to <b>31 January 2026</b> , reverting to SVR.	BTL 198	Purchase, remortgage	£199	£999	2% until 31/01/25; 1% until 31/01/26	25k	500k		Maximum 60% LTV on leasehold Free EPC Plus available on completion of the mortgage application

# Product Transfers for Existing Customers

## Residential Discounted

Our Standard Variable Rate (SVR) is 8.69%

Type	Max LTV	Current Pay rate	Product	Product code	Availability	App fee	Comp fee	ERCS	Min Loan Size £	Max Loan Rate £	Proc fee (Min £150)	Additional features and criteria
						(Non-refundable)						
Product Transfer	75%	5.55%	A discount of 3.14% off SVR for <b>24</b> months, reverting to SVR.	STDR 146	Product Transfer Only	N/A	N/A	2% year 1; 1% year 2	No min	1m	0.25%	Interest only available up to 60% LTV Free EPC Plus available on completion of the product transfer
Product Transfer	90%	5.65%	A discount of 3.04% off SVR for <b>24</b> months, reverting to SVR.	STDR 143	Product Transfer Only	N/A	N/A	2% year 1; 1% year 2	No min	400k		Interest only available up to 60% LTV Free EPC Plus available on completion of the product transfer
Product Transfer	95%	5.85%	A discount of 2.84% off SVR for <b>24</b> months, reverting to SVR.	STDR 144	Product Transfer Only	N/A	N/A	2% year 1; 1% year 2	No min	300k		Interest only available up to 60% LTV Free EPC Plus available on completion of the product transfer
Product Transfer	95%	7.69%	A discount of 1.00% off SVR for <b>24</b> months, reverting to SVR.	STDR 145	Product Transfer Only	N/A	N/A	N/A	No min	1m		Interest only available up to 60% LTV Free EPC Plus available on completion of the product transfer

## Residential Fixed

Type	Max LTV	Current Pay rate	Product	Product code	Availability	App fee	Comp fee	ERCS	Min Loan Size £	Max Loan Size £	Proc fee (Min £150)	Additional features and criteria
						(Non-refundable)						
Product Transfer	90%	5.89%	A fixed rate to <b>31 January 2026</b> , reverting to SVR.	STFX 192	Product Transfer Only	N/A	N/A	2% until 31/01/25; 1% until 31/01/26	No min	1m	0.25%	Interest only available up to 60% LTV Free EPC Plus available on completion of the product transfer
Product Transfer	90%	5.65%	A fixed rate to <b>31 January 2029</b> , reverting to SVR.	STFX 193	Product Transfer Only	N/A	N/A	5% until 31/01/25; 4% until 31/01/26; 3% until 31/01/27; 2% until 31/01/28; 1% until 31/01/29	No min	1m		Interest only available up to 60% LTV Free EPC Plus available on completion of the product transfer

## Shared Ownership Discounted

Our Standard Variable Rate (SVR) is 8.69%

Type	Max LTV	Current Pay rate	Product	Product code	Availability	App fee	Comp fee	ERCS	Min Loan Size £	Max Loan Size £	Proc fee (Min £150)	Additional features and criteria
						(Non-refundable)						
Shared Ownership Product Transfer	95%	5.80%	A discount of 2.89% off SVR for <b>24</b> months, reverting to SVR.	STDR 147	Product Transfer Only	N/A	N/A	2% year 1; 1% year 2	No min	250k	0.25%	Shared Ownership Only Free EPC Plus available on completion of the product transfer

## Shared Ownership Fixed

Type	Max LTV	Current Pay rate	Product	Product code	Availability	App fee	Comp fee	ERCS	Min Loan Size £	Max Loan Size £	Proc fee (Min £150)	Additional features and criteria
						(Non-refundable)						
Shared Ownership Product Transfer	90%	5.85%	A fixed rate to <b>28 February 2029</b> , reverting to SVR.	STFX 194	Product Transfer Only	N/A	N/A	5% until 28/02/25; 4% until 28/02/26; 3% until 28/02/27; 2% until 28/02/28; 1% until 28/02/29	No min	250k	0.25%	Shared Ownership Only Free EPC Plus available on completion of the product transfer
Shared Ownership Product Transfer	95%	6.20%	A fixed rate to <b>28 February 2026</b> , reverting to SVR.	STFX 195	Product Transfer Only	N/A	N/A	2% until 28/02/25; 1% until 28/02/26	No min	250k	0.25%	Shared Ownership Only Free EPC Plus available on completion of the product transfer

## Self Build

Type	Max LTV	Current Pay rate	Product	Product code	Availability	App fee	Comp fee	ERCS	Min Loan Size £	Max Loan Size £	Proc fee (Min £150)	Additional features and criteria
						(Non-refundable)						
Self Build Standard Product Transfer	75%	6.10%	A discount of 2.59% off SVR for <b>36</b> months, reverting to SVR.	STDR 142	Product Transfer Only	N/A	N/A	3% year 1; 2% year 2; 1% year 3	100k	1m	0.25%	Funds released after each stage Portable Overpayments Interest only available

## RIO

Type	Max LTV	Current Pay rate	Product	Product code	Availability	App fee	Comp fee	ERCS	Min Loan Size £	Max Loan Size £	Proc fee (Min £150)	Additional features and criteria
						(Non-refundable)						
RIO Product Transfer	50%	6.89%	A discount of 1.80% off SVR for <b>24</b> months, reverting to SVR.	DISC 057	Product Transfer Only	N/A	N/A	2% year 1; 1% year 2	No min	1m	0.25%	RIO terms apply Interest only available Free EPC Plus available on completion of the product transfer

## Buy to Let Discounted

Our Standard Variable Rate (SVR) is 8.69%

Type	Max LTV	Current Pay rate	Product	Product code	Availability	App fee	Comp fee	ERCS	Min Loan Size £	Max Loan Size £	Proc fee (Min £150)	Additional features and criteria
						(Non-refundable)						
BTL Product Transfer	75%	5.75%	A discount of 2.94% off SVR for <b>24</b> months, reverting to SVR.	BTL 193	Product Transfer Only	N/A	N/A	2% year 1; 1% year 2	No min	500k	0.25%	Interest only available Free EPC Plus available on completion of the product transfer.
Consumer BTL Product Transfer	75%	5.75%	A discount of 2.94% off SVR for <b>24</b> months, reverting to SVR.	BTL 194	Product Transfer Only	N/A	N/A	2% year 1; 1% year 2	No min	500k		Interest only available Free EPC Plus available on completion of the product transfer.
Family BTL Product Transfer	75%	5.75%	A discount of 2.94% off SVR for <b>24</b> months, reverting to SVR.	BTL 195	Product Transfer Only	N/A	N/A	2% year 1; 1% year 2	No min	500k		Interest only available Free EPC Plus available on completion of the product transfer.
Holiday BTL Product Transfer	75%	5.75%	A discount of 2.94% off SVR for <b>24</b> months, reverting to SVR.	BTL 196	Product Transfer Only	N/A	N/A	2% year 1; 1% year 2	No min	500k		Interest only available Free EPC Plus available on completion of the product transfer.

## Buy to Let Fixed

Type	Max LTV	Current Pay rate	Product	Product code	Availability	App fee	Comp fee	ERCS	Min Loan Size £	Max Loan Size £	Proc fee (Min £150)	Additional features and criteria
						(Non-refundable)						
BTL Product Transfer	75%	6.10%	A fixed rate until <b>31 March 2026</b> , reverting to SVR.	BTL 204	Product Transfer Only	N/A	N/A	2% until 31/3/25; 1% until 31/3/26	No min	500k	0.25%	Interest only available Free EPC Plus available on completion of the product transfer.
BTL Product Transfer	75%	5.59%	A fixed rate until <b>31 March 2026</b> , reverting to SVR	BTL 205	Product Transfer Only	N/A	£4000	2% until 31/3/25; 1% until 31/3/26	No min	500k		Interest only available Free EPC Plus available on completion of the product transfer.
Consumer BTL Product Transfer	75%	6.10%	A fixed rate until <b>31 March 2026</b> , reverting to SVR.	BTL 206	Product Transfer Only	N/A	N/A	2% until 31/3/25; 1% until 31/3/26	No min	500k		Interest only available Free EPC Plus available on completion of the product transfer.
Family BTL Product Transfer	75%	6.10%	A fixed rate until <b>31 March 2026</b> , reverting to SVR.	BTL 207	Product Transfer Only	N/A	N/A	2% until 31/3/25; 1% until 31/3/26	No min	500k		Interest only available Free EPC Plus available on completion of the product transfer.
Holiday BTL Product Transfer	75%	6.10%	A fixed rate until <b>31 March 2026</b> , reverting to SVR.	BTL 208	Product Transfer Only	N/A	N/A	2% until 31/3/25; 1% until 31/3/26	No min	500k		Interest only available Free EPC Plus available on completion of the product transfer.

## General Criteria (Other lending criteria may apply, please see our Lending Criteria Guidelines for further details)

	Residential		Buy to Let			Self Build		
	Purchase/remortgage	Shared Ownership	Standard	Holiday	Family	Standard/Eco	Advance	
Affordability	Affordability calculator applies		145% at 8.10%	130% at 8.10%	145% at 8.10%	Affordability calculator applies		
Minimum age	18		25			25		
Max age at end of term	80 (if retired see Age Requirements)		No Max	No Max	80	80 (if retired see Age Requirements)		
Max no applicants	4							
Location	England and Wales							
Min term	5							
Max term	40							
Repayment method	Capital and Interest, Interest Only, Part and Part							
Right to Buy	Repayment only, Max 65% LTV, Max 100% of discounted purchase price.		N/A					
FTB	Yes (Short term finance No)					Yes		
Min income	N/A		£25k	£25k	£25k	N/A		
Employment	Continuous employment for 12 months, current employment 3 months, permanent, not in probation.							
Self employment	Minimum 24 months trading							
Income verification	Employed: 3 months payslips, employment reference where overtime/bonus is included Self-employed: 3 years accounts (1 year for BTL applications) plus projection and qualified account's reference SA302 acceptable below 75% LTV for last 3 years and Tax Year Overviews Buy to Let: SA302 acceptable to evidence income for self employed							
Other requirements	Full credit search, proof of residency for last 12 months, proof of identity (provided by intermediary), proof of mortgage/rent payments, proof of income, last 3 months bank statements, proof of deposit for purchases							
Property	Traditionally built houses, bungalows and leasehold flats. Exclusions: non standard construction, properties affected by subsidence, flats in blocks greater than 4 floors, BTL Leasehold properties greater than 60% LTV.							
Min property value	£90k							
Valuations	Desktop valuations up to 75% LTV subject to meeting criteria. Physical valuations arranged where DV criteria not met and for all applications above 75% LTV.							
Solicitors	The Group operates a panel of solicitors and licensed conveyancers, which is managed by LMS. New firms may be added (terms apply). Applicant to pay all free direct to solicitor.							
Buildings insurance	Required, arranged by applicant.							



## Valuation Fee

(non-refundable)

Standard Application Purchase price / Value	Basic	RICS* Homebuyer
£80,001 – £100,000	£170.00	£375.00
£100,001 – £120,000	£190.00	£400.00
£120,001 – £150,000	£210.00	£450.00
£150,001 – £200,000	£240.00	£500.00
£200,001 – £250,000	£260.00	£550.00
£250,001 – £300,000	£290.00	£600.00
£300,001 – £350,000	£330.00	£650.00
£350,001 – £400,000	£360.00	£700.00
£400,001 – £450,000	£410.00	£750.00
£450,001 – £500,000	£450.00	£800.00
£500,001 – £700,000	£580.00	£950.00
£700,001 – £900,000	£690.00	£1,045.00
£900,001 – £1,100,000	£820.00	by arrangement
£1,100,001 – £1,250,000	£920.00	
£1,250,001 – £1,500,000	£1100.00	
£1,500,001 – £1,750,000	£1250.00	
£1,750,001 – £2,000,000	£1450.00	

Self Build Valuation Fees*	Basic
up to £250,000	£360
£250,001 – £500,000	£500
£500,001 – £750,000	£700
£750,001 – £1,000,000	£900
£1,000,001 – £1,250,000	£1,100
£1,250,001 – £1,500,000	£1,300
£1,500,001 – £1,750,000	£1,550
£1,750,001 – £2,000,000	£1,800

\*The RICS valuation fee may vary and the figures quoted are a guide only.  
We will confirm to you the cost of the RICS valuation.