

INTERMEDIARY PRODUCT GUIDE

Updated 4 April 2024

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

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

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%	5.99%	A discount of 2.70% off SVR for 24 months, reverting to SVR.	DISC 069	Purchase, remortgage	£199	N/A	2% year 1; 1% year 2	25k	1m	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	75%	5.95%	A fixed rate to 31 August 2026 , reverting to SVR.	FIX 305	Purchase, remortgage	199	N/A	2% until 31/08/25; 1% until 31/08/26	25k	1m	0.38%	Free EPC Plus available on completion of the mortgage application. Free basic valuation provided (terms apply)
Residential	95%	5.75%	A fixed rate to 31 August 2029 , reverting to SVR.	FIX 306	Purchase, remortgage	N/A	N/A	5% until 31/08/25; 4% until 31/08/26; 3% until 31/08/27; 2% until 31/08/28; 1% until 31/08/29	25k	300k	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 36 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"> 1. Electricity Generation - Hydroelectricity, Solar PV panels, wind technologies 2. Heat Generation - ground source heating, air source heating, solar water heating, wood fuelled heating (Biomass) 3. Electricity and Heat - Micro-CHP (micro combined heat and power) <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 36 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>
Standard Self Build and Renovation	75%	6.35%	A discount of 2.34% off SVR for 24 months, reverting to SVR.	SB 068	Final LTV <75%	£199	0.50%	N/A	100k	1m	0.45%	<p>On receipt of completion cert and final inspection can have a scheme transfer to another product (subject to eligibility).</p>

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%	6.20%	A discount of 2.49% off SVR for 24 months, reverting to SVR.	BTL 211	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
Family Buy to Let	75%	6.20%	A discount of 2.49% off SVR for 24 months, reverting to SVR.	BTL 212	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%	6.20%	A discount of 2.49% off SVR for 24 months, reverting to SVR.	BTL 213	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
Holiday Buy to Let	75%	6.35%	A discount of 2.34% off SVR for 24 months, reverting to SVR.	BTL 214	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%	6.70%	A fixed rate to 31 August 2026 , reverting to SVR.	BTL 215	Purchase, remortgage	£199	£999	2% until 31/08/25; 1% until 31/08/26	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%	5.69%	A discount of 3.00% off SVR for 24 months, reverting to SVR.	STDR 153	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%	5.85%	A discount of 2.84% off SVR for 24 months, reverting to SVR.	STDR 154	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%	5.99%	A discount of 2.70% off SVR for 24 months, reverting to SVR.	STDR 155	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 24 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. Not available for Self Build customers upon completion of the build.

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%	5.65%	A fixed rate to 31 August 2026 , reverting to SVR.	STFX 198	Product Transfer Only	N/A	N/A	2% until 31/08/25; 1% until 31/08/26	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%	5.45%	A fixed rate to 31 August 2029 , reverting to SVR.	STFX 199	Product Transfer Only	N/A	N/A	5% until 31/08/25; 4% until 31/08/26; 3% until 31/08/27; 2% until 31/08/28; 1% until 31/08/29	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 24 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 31 August 2029 , reverting to SVR.	STFX 200	Product Transfer Only	N/A	N/A	5% until 31/08/25; 4% until 31/08/26; 3% until 31/08/27; 2% until 31/08/28; 1% until 31/08/29	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 31 August 2026 , reverting to SVR.	STFX 202	Product Transfer Only	N/A	N/A	2% until 31/08/25; 1% until 31/08/26	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%	5.99%	A discount of 2.70% off SVR for 36 months, reverting to SVR.	STDR 148	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.
Self Build Standard Product Transfer	75%	6.35%	A discount of 2.34% off SVR for 24 months, reverting to SVR.	STDR 152	Product Transfer Only	N/A	N/A	N/A	100k	1m	0.25%	Funds released after each stage. Portable. Overpayments. Interest only available.

RIO

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)						
RIO Product Transfer	50%	6.89%	A discount of 1.80% off SVR for 24 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

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%	6.20%	A discount of 2.49% off SVR for 24 months, reverting to SVR.	BTL 216	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%	6.20%	A discount of 2.49% off SVR for 24 months, reverting to SVR.	BTL 217	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%	6.20%	A discount of 2.49% off SVR for 24 months, reverting to SVR.	BTL 218	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%	6.30%	A discount of 2.39% off SVR for 24 months, reverting to SVR.	BTL 219	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.
BTL Product Transfer	75%	7.94%	A discount of 0.75% off SVR for 24 months, reverting to SVR.	BTL 209	Product Transfer Only	N/A	N/A	N/A	No min	500k		Interest only available. Free EPC Plus available on completion of the product transfer.
Holiday BTL Product Transfer	75%	7.94%	A discount of 0.75% off SVR for 24 months, reverting to SVR.	BTL 210	Product Transfer Only	N/A	N/A	N/A	No min	500k		Interest only available. Free EPC Plus available on completion of the product transfer.

Buy to Let 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)						
BTL Product Transfer	75%	6.45%	A fixed rate until 31 August 2026 , reverting to SVR.	BTL 220	Product Transfer Only	N/A	N/A	2% until 31/08/25; 1% until 31/08/26	No min	500k	0.25%	Interest only available. Free EPC Plus available on completion of the product transfer.
Consumer BTL Product Transfer	75%	6.45%	A fixed rate until 31 August 2026 , reverting to SVR.	BTL 221	Product Transfer Only	N/A	N/A	2% until 31/08/25; 1% until 31/08/26	No min	500k		Interest only available. Free EPC Plus available on completion of the product transfer.
Family BTL Product Transfer	75%	6.45%	A fixed rate until 31 August 2026 , reverting to SVR.	BTL 222	Product Transfer Only	N/A	N/A	2% until 31/08/25; 1% until 31/08/26	No min	500k		Interest only available. Free EPC Plus available on completion of the product transfer.
Holiday BTL Product Transfer	75%	6.55%	A fixed rate until 31 August 2026 , reverting to SVR.	BTL 223	Product Transfer Only	N/A	N/A	2% until 31/08/25; 1% until 31/08/26	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 8.65%	130% at 8.65%	145% at 8.65%	Affordability calculator applies	
Minimum age	18		Rental Income			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 once valuation has taken place)

Purchase price/ estimated value	Residential mortgage valuation/ remortgage	BTL valuation/ remortgage	Self build valuation	Indicative homebuyers application fee including a basic mortgage valuation and a homebuyer survey
to £100,000	£170	£195	£200	£355
£100,001 - £200,000	£240	£265	£270	£455
£200,001 - £300,000	£295	£320	£325	£555
£300,001 - £400,000	£355	£380	£385	£655
£400,001 - £500,000	£400	£425	£430	£755
£500,001 - £600,000	£460	£485	£490	£855
£600,001 - £700,000	£550	£575	£580	£955
£700,001 - £800,000	£650	£675	£680	£1,055
£800,001 - £900,000	£720	£745	£750	£1,155
£900,001 - £1,000,000	£850	£875	£880	£1,255
£1,000,001 - £1,200,000	£900	£925	£930	By Negotiation
£1,200,001 - £1,400,000	£1,000	£1,025	£1,030	By Negotiation
£1,400,001 - £1,600,000	£1,155	£1,180	£1,185	By Negotiation
£1,600,001 - £1,800,000	£1,305	£1,330	£1,335	By Negotiation
£1,800,001 - £2,000,000	£1,490	£1,515	£1,520	By Negotiation
Over £2m	By Negotiation	By Negotiation	By Negotiation	By Negotiation