

| PLAN | MAXIMUM GROSS MORTGAGE £ | MINIMUM NET MORTGAGE £ | REPAYMENT PERIOD IN YEARS | VARIABLE ANNUAL RATE | VARIABLE MONTHLY RATE | 2 YEAR FIXED ANNUAL RATE | 2 YEAR FIXED MONTHLY RATE | 5 YEARS FIXED ANNUAL RATE | 5 YEAR FIXED MONTHLY RATE | MAX ADVERSE UNITS           | MAX LTV | LENDER FEE                 | MAXIMUM FEES      |
|------|--------------------------|------------------------|---------------------------|----------------------|-----------------------|--------------------------|---------------------------|---------------------------|---------------------------|-----------------------------|---------|----------------------------|-------------------|
| P-1  | 75000                    | 3000                   | 1 - 25                    | 6.9                  | 0.575                 | 6.9                      | 0.575                     | 7.1                       | 0.592                     | None                        | 60%     | 2.99% (min £499 max £3750) | 12.5% (max £4950) |
| P-2  | 75000                    | 3000                   | 1 - 25                    | 7.9                  | 0.658                 | 7.9                      | 0.658                     | 8.1                       | 0.675                     | One unit 0 in last 6 months | 60%     | 2.99% (min £499 max £3750) | 12.5% (max £4950) |

#### P-1

- Employed applicants only
- Minimum property value £150K
- Minimum income £15K from all sources
- No adverse units in last 12 months
- No arrears on mortgage/secured/unsecured in last 12 months

#### P-2

- Employed & Pension applicants
- Minimum joint income £15K from all sources
- One adverse unit. None in last 6 months.
- No unsecured arrears (credit cards/loans) in last 6 months.

#### Adverse Units

- 1 unit = 1 CCJ/Default in last 12 months for £300 or more.
- 1 unit = maximum of 1 months Mortgage/Secured Loan arrears in last 12 months

#### Information for all plans

- No debt management plans or IVAs in last 6 months
- High Cost Short Term Credit (loans under 12 months), Payday loans and Home Credit in last 12 months not accepted
- Gambling debits on bank statements must not exceed 5% of monthly gross salary

- 12 months employment history required for P-1 and P-2 plans
- Minimum age 21 on P-1 and P-2 plans We will use a maximum of 50% DTI calculation on all plans to include all secured and unsecured credit.
- Missed payments on communications suppliers, public utilities and mail order can be ignored if over 6 months old.

#### Plans

- 2 year fixed rates are available on a minimum 2 year loan term
  - 5 year fixed rates are available on a minimum 5 year loan term
- Reversion rate is the 2 year fixed rate for each plan**