

Effective 15 November 2018

RATES  
FROM  
2.14%

# Residential Lending Product Guide.

i.e. our guide to how good a deal  
your client will be able to get.

*Remarkably  
honest*

*We realise there's a lot of empty  
space here but we didn't think  
a picture of a house or a happy  
couple would really interest you  
that much, so we didn't bother.*

## CHANGES IN THIS VERSION:

- Addition of Right to Buy products



Straightforward transparent lending

THIS INFORMATION IS FOR INTERMEDIARIES ONLY

# Secure Trust Bank Mortgage Products 15 November 2018

## Step One - Shortlist product by your client's level of adverse history

### Level of adverse history

	STB0	STB1	STB2	STB3
CCJ's	0 in 36 months	0 in 24 months	0 in 12 months, 2 in 24 months, 4 in 36 months (if more than £500 refer to underwriter for circumstances to be reviewed)	0 in 6 months, 2 in 24 months, 4 in 36 months (if more than £500 refer to underwriter for circumstances to be reviewed)
Defaults	0 in 36 months	0 in 24 months	0 in 12 months, 2 in 24 months	0 in 6 months, 2 in 24 months
Secured arrears	0 in 36 worst status	0 in 24, 1 in 36 worst status	0 in 12, 1 in 24 worst status	0 in 12, 2 in 24 worst status
Unsecured arrears	0 in 12 months, 1 in 36 months worst status and up to date	1 in 12 months, 2 in 36 months worst status and up to date	1 in 12 months, 2 in 24 months worst status and up to date	1 in 12 months, 3 in 24 months worst status and up to date
DMP	Satisfied 36 months ago or more	Satisfied 24 months ago or more	Satisfied 12 months ago or more	Satisfied 12 months ago or more
Bankruptcy/IVA	Discharged 72 months ago or more	Discharged 72 months ago or more	Discharged 72 months ago or more	Discharged 36 months ago or more
Telecoms, utilities and mail order	We generally ignore defaults and arrears on telecoms, utilities and mail order.			

## Step Two - Select product to suit your client's needs

Rates from 2.14%, Product Fee Applies | Purchase / Remortgage | Repayment / Interest Only / Part & Part Free or Subsidised Valuation and Fees Assisted Legals on Remortgages\*

	LTV	STB0 £1499 product fee	STB1 £999 product fee	STB2 £999 product fee	STB3 £999 product fee	ERC
2 Year Fixed	65%	2.14%	2.34%	2.94%	3.54%	A
	70%	2.24%	2.44%	3.04%	3.64%	A
	75%	2.49%	2.69%	3.14%	3.74%	A
	80%	2.84%	3.04%	3.84%	4.59%	A
	85%	3.29%	3.49%	n/a	n/a	A
	90%	4.09%	4.39%	n/a	n/a	A
3 Year Fixed	65%	2.44%	2.74%	3.34%	4.09%	B
	70%	2.54%	2.84%	3.44%	4.19%	B
	75%	2.64%	2.94%	3.54%	4.29%	B
	80%	3.04%	3.24%	4.14%	4.89%	B
	85%	3.59%	3.89%	n/a	n/a	B
	90%	4.29%	4.79%	n/a	n/a	B
5 Year Fixed	65%	3.34%	3.74%	3.84%	4.19%	C
	70%	3.44%	3.79%	3.94%	4.29%	C
	75%	3.54%	3.84%	4.14%	4.39%	C
	80%	3.69%	3.89%	4.44%	4.99%	C
	85%	3.79%	3.99%	n/a	n/a	C
	90%	4.54%	5.04%	n/a	n/a	C

All rates revert to the Standard Variable Rate which is currently 5.44% variable. Where fees are added to the loan then affordability will be calculated on the gross loan amount. If fees are added to the loan these will be used in calculating the maximum LTV available.

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## Rates from 3.09%, £0 Product Fee | Purchase / Remortgage | Repayment / Interest Only / Part & Part

Free or Subsidised Valuation on Purchase\* and Remortgage. Fees Assisted Legals on Remortgages\*

£0 PRODUCT FEE	LTV	STB0	STB1	STB2	STB3	ERC
2 Year Fixed	75%	3.09%	3.29%	3.84%	4.44%	A
	80%	3.54%	3.74%	4.54%	5.29%	A
	85%	3.89%	4.09%	n/a	n/a	A
	90%	4.34%	4.74%	n/a	n/a	A
3 Year Fixed	75%	3.14%	3.44%	4.04%	4.79%	B
	80%	3.54%	3.74%	4.64%	5.39%	B
	85%	3.99%	4.39%	n/a	n/a	B
	90%	4.64%	5.04%	n/a	n/a	B
5 Year Fixed	75%	3.94%	4.24%	4.64%	4.89%	C
	80%	4.09%	4.29%	4.94%	5.49%	C
	85%	4.19%	4.39%	n/a	n/a	C
	90%	4.94%	5.19%	n/a	n/a	C

## Rates from 3.24%, Right to Buy | Purchase / Remortgage | Repayment / Interest Only / Part & Part

£999 PRODUCT FEE	LTV	STB1	STB2	ERC
2 Year Fixed	75%	3.24%	3.89%	A
5 Year Fixed	75%	4.29%	4.64%	C

Free or Subsidised Valuation and Fees Assisted Legals on Remortgages\*

£0 PRODUCT FEE	LTV	STB1	STB2	ERC
2 Year Fixed	75%	3.84%	4.49%	A
5 Year Fixed	75%	4.54%	4.89%	C

Free or Subsidised Valuation on Purchase and Remortgage. Fees Assisted Legals on Remortgages\*

## Valuation options

### Purchase

### Remortgage & £0 Product Fee Purchases

Purchase Price or Valuation, whichever is higher	Mortgage Valuation Total Fee	Homebuyer Report Total Fee	Building Survey Total Fee	Mortgage Valuation Total Fee	Homebuyer Report Total Fee	Building Survey Total Fee
Up to £100,000	£175	£370	£685	£0	£195	£510
Up to £150,000	£200	£420	£735	£0	£220	£535
Up to £200,000	£225	£475	£830	£0	£250	£605
Up to £250,000	£250	£530	£870	£0	£280	£620
Up to £300,000	£285	£590	£910	£0	£305	£625
Up to £350,000	£320	£635	£960	£0	£315	£640
Up to £400,000	£360	£675	£1,020	£40	£355	£700
Up to £450,000	£410	£720	£1,070	£90	£400	£750
Up to £500,000	£460	£750	£1,125	£140	£430	£805
Up to £600,000	£540	£810	£1,250	£220	£490	£930
Up to £700,000	£610	£875	£1,380	£290	£555	£1,060
Up to £800,000	£675	£960	£1,500	£355	£640	£1,180
Up to £900,000	£735	£1,185	£1,625	£415	£865	£1,305
Up to £1,000,000	£850	£1,310	£1,750	£530	£990	£1,430
Up to £1,500,000	£1,225	£1,645	£2,350	£905	£1,325	£2,030
Up to £2,000,000	£1,625	£2,160	£2,950	£1,305	£1,840	£2,630
More than £2,000,000	Please contact Intermediary Support for more details on 0330 303 3495 or email; intermediariesupport@securetrustbank.co.uk					

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## General Criteria & Features

Features	Purchase	We will accept up to 10% of the original completion amount to be overpaid per annum				
	Remortgage	We will accept up to 10% of the original completion amount to be overpaid per annum, Free first standard valuation (max £320) and Fees assisted legals*.				
Lending Types		Capital repayment up to 90% LTV, Interest Only up to 65%. Part & Part to a combined maximum of 90% LTV (of which no more than 65% can be Interest Only)				
Employment Status		Employed / Self-employed / Contractor				
Region		England and Wales only				
Minimum Age (at application)		18 years				
Maximum Age (at end of term)		85 years. The loan term must end prior to the eldest borrower's 86th birthday and is subject to affordability; including assessment of expected post-retirement income if beyond the borrower's declared retirement age, or 75 if lower				
Minimum Term		5 years				
Maximum Term		35 years				
Minimum Valuation or Purchase Price		£65,000				
Minimum income		£0.00				
Minimum loan amount		STB0: £150,000   STB1,2&3: £25,001				
Maximum loan amount – repayment, part & part New Build Houses: 90% LTV New Build Flats: 75% LTV	Up to 80% LTV	£2,000,000				
	85% LTV	£750,000				
	90% LTV	£500,000				
Maximum loan amount - interest only	65% LTV	£2,000,000				
Right To Buy		Maximum loan size: £500,000 We lend to 100% of the discounted purchase price We will lend an additional sum above the discounted purchase price for home improvements only, up to 20% of the discount (difference between the Open Market Value and the Discounted Purchase Price), but no more than £10,000.				
Early Repayment Charges		Year 1	Year 2	Year 3	Year 4	Year 5
	A	2%	1%			
	B	3%	2%	1%		
	C	5%	4%	3%	2%	1%

Please note we only accept advised cases.

\*Where free or assisted legal costs are included within a product, Secure Trust Bank will cover the cost of the standard legal work required to investigate the title of the property, redeem any previous mortgages and register Secure Trust Bank's interest in the property at the Land registry. This is available for remortgages in England and Wales where the amount borrowed is less than £500,000. Please note this option is not available if the property is currently unencumbered, inherited or requires an extension to the lease.

You can view our full lending policy guidelines at [securetrustbank.com/intermediaries](https://securetrustbank.com/intermediaries)



*Straightforward transparent lending*