



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

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

Visit **[www.mbslending.co.uk](http://www.mbslending.co.uk)**.

## Intermediary Product Guide

Updated 10 December 2021

RESIDENTIAL FIXED										
CATEGORY	MAX LTV	CURRENT PAY RATE	PRODUCT DESCRIPTION	AVAILABILITY	MIN/MAX LOAN	APP FEE	COMP FEE	ERCS	PROC FEE (Min £150)	
						(non-refundable)			Gross	Net
Near Prime Enhance	70%	3.49%	A fixed rate of 3.49% to 31 January 2024, followed by our SVR, currently 6% for the remaining term of the mortgage. MBSL158	Purchase and Remortgage, Repayment Only	£25k / £500k	£150	£995	2% to 31/1/23 1% to 31/1/24	0.50%	0.45%
Near Prime		4.49%	A fixed rate of 4.49% to 31 January 2024, followed by our SVR, currently 6% for the remaining term of the mortgage. MBSL159							
Credit Assist		5.49%	A fixed rate of 5.49% to 31 January 2024, followed by our SVR, currently 6% for the remaining term of the mortgage. MBSL160				£1395		0.55%	0.50%
Credit Recovery		6.49%	A fixed rate of 6.49% to 31 January 2024, followed by our SVR, currently 6% for the remaining term of the mortgage. MBSL161							

RESIDENTIAL DISCOUNTED										
CATEGORY	MAX LTV	CURRENT PAY RATE	PRODUCT DESCRIPTION	AVAILABILITY	MIN/MAX LOAN	APP FEE	COMP FEE	ERCS	PROC FEE (Min £150)	
						(non-refundable)			Gross	Net
Near Prime Enhance	70%	2.99%	A discount of 3.01% off our Standard Variable Rate, currently 6%, for 24 months, followed by our SVR for the remaining term of the mortgage. MBSL131	Purchase and Remortgage, Repayment Only	£25k / £500k	£150	£995	2% year 1 1% year 2	0.50%	0.45%
Near Prime		3.99%	A discount of 2.01% off our Standard Variable Rate, currently 6%, for 24 months, followed by our SVR for the remaining term of the mortgage. MBSL132							
Credit Assist		4.99%	A discount of 1.01% off our Standard Variable Rate, currently 6%, for 24 months, followed by our SVR for the remaining term of the mortgage. MBSL133	Purchase and Remortgage			£1,395		0.55%	0.50%
Credit Recovery		5.99%	A discount of 0.01% off our Standard Variable Rate, currently 6%, for 24 months, followed by our SVR for the remaining term of the mortgage. MBSL134							

A valuation fee will be charged. A mortgage discharge fee of £150 applies. Properties in London and New-build leasehold flats restricted to 60% Maximum LTV.

# PRODUCT TRANSFERS FOR EXISTING CUSTOMERS

RESIDENTIAL DISCOUNTED										
CATEGORY	MAX LTV	CURRENT PAY RATE	PRODUCT DESCRIPTION	AVAILABILITY	MIN/MAX LOAN	APP FEE	COMP FEE	ERCS	PROC FEE (Min £150)	
						(non-refundable)			Gross	Net
<b>Product Transfer Seasoned</b>	70%	2.25%	A discount of 3.75% for the term of the mortgage, giving a current rate payable of 2.25%. MBSL110	Product Transfer Only	No Min/£500k	n/a	n/a	3% year 1 2% year 2 1% year 3	0.26%	0.25%
<b>Product Transfer</b>	95%	3.25%	A discount of 2.75% for the term of the mortgage, giving a current rate payable of 3.25%. MBSL093	Product Transfer Only	No Min/£500k	n/a	n/a			

RESIDENTIAL FIXED										
CATEGORY	MAX LTV	CURRENT PAY RATE	PRODUCT DESCRIPTION	AVAILABILITY	MIN/MAX LOAN	APP FEE	COMP FEE	ERCS	PROC FEE (Min £150)	
						(non-refundable)			Gross	Net
<b>Product Transfer Seasoned</b>	70%	2.99%	A fixed rate of 2.99% to 29 February 2024, followed by our SVR, currently 6% for the remaining term of the mortgage. MBSL163	Product Transfer Only	No Min/£500k	n/a	n/a	2% to 28/2/23, 1% to 29/2/24	0.26%	0.25%
<b>Product Transfer</b>	95%	3.49%	A fixed rate of 3.49% to 29 February 2024, followed by our SVR, currently 6% for the remaining term of the mortgage. MBSL162	Product Transfer Only	No Min/£500k	n/a	n/a			

## General Criteria

	<i>Near Prime Enhance</i>	<i>Near Prime</i>	<i>Credit Assist</i>	<i>Credit Recovery</i>
<b>Secured Arrears</b>	Maximum of 2 missed payments in the last 24 months (1 missed payment in the last 12 months) (0 in the last 6 months)	Maximum of 2 missed payments in the last 24 months (1 missed payment in the last 12 months) (0 in the last 3 months)	Maximum of 2 missed payments in the last 12 months (0 in the last 3 months)	Maximum of 3 missed payments in the last 12 months (1 in the last 3 months)
<b>CCJ's</b>	Maximum £500 in last 3 years and must be satisfied (0 in last 6 months)	Maximum £1,500 in last 2 years and must be satisfied (0 in last 6 months)	Maximum £4,000 in last 2 years and must be satisfied (0 in last 6 months)	Maximum £6,000 in last 2 years and must be satisfied (0 in last 6 months)
<b>Defaults</b>	Maximum £1,000 registered in last 2 years and must be satisfied on or before completion	None registered in last 3 months	None registered in last 3 months	None registered in last 3 months
<b>Bankruptcy</b>	Not accepted	Not accepted	Discharged for 12 months or more	Discharged bankrupts
<b>IVA's / DMP</b>	Not accepted	Satisfied for 12 months or more	Conducted satisfactorily and repaid on or before completion	Satisfied or conducted satisfactorily
<b>Repossession</b>	Not accepted	Not accepted	Accepted if more than 3 years ago	Accepted if more than 2 years ago
<b>Affordability</b>	Affordability calculator applies - visit <a href="http://mbslending.co.uk">mbslending.co.uk</a>			
<b>Minimum / maximum age</b>	Maximum age - 80 at the end of term (if retired see Age Requirements on Lending Criteria)			
<b>Max no of applicants</b>	4			
<b>Location</b>	England and Wales			
<b>Min term</b>	5 years			
<b>Max term</b>	40 years			
<b>Repayment method</b>	Repayment only	60% LTV - Capital and Interest, Interest only, Part & Part 70% LTV - Capital and Interest only		
<b>FTB</b>	Considered on standard terms			
<b>Solicitors fees</b>	Applicant to pay all fees direct to solicitor			
<b>Other requirements</b>	Full credit search, proof of residency for last 12 months, proof of identity, satisfactory explanation of adverse, proof of mortgage / rent, proof of income, proof of deposit for purchases, 3 months bank statements			
<b>Employment</b>	Continuous employment for 12 months and in current employment for a min 3 months. Permanent			
<b>Self employment</b>	Minimum 3 years trading			
<b>Income verification</b>	Employed - 3 months payslips Self Employed - 2 years accounts or SA302's and Tax Year Overviews			
<b>Property</b>	Traditionally built houses, bungalows and leasehold flats. <b>Exclusions:</b> non standard construction, shared ownership properties, derelict properties, properties affected by subsidence, ex local authority flats, London and New Build Flats restricted to 60% LTV.			
<b>Buildings insurance</b>	Required, arranged by borrower			
<b>Seasoned criteria</b>	Indexed loan to value is no more than 70%. The mortgage account has never been in arrears. The mortgage account has no more than 1 instance of recalled direct debit for which the payment has been made before the due date via an alternative method, within the last 3 years. The mortgage history has no reference to circumstances which would indicate a potential affordability or impairment issue in the future.			

## Valuation Fee

(non refundable)

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

\* 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.

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Mutual House, Leicester Road, Melton Mowbray, Leicestershire, LE13 0DB

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