

HELP TO BUY/SFHFS PRODUCT GUIDE



1st September 2021

- ✓ 2 Year rates from 4.59%
- ✓ 5 Year rates from 5.29%
- ✓ 75% LTV available for England, London and Wales
- ✓ 80% LTV available in Scotland



03300 246 246



www.vidahomeloans.co.uk

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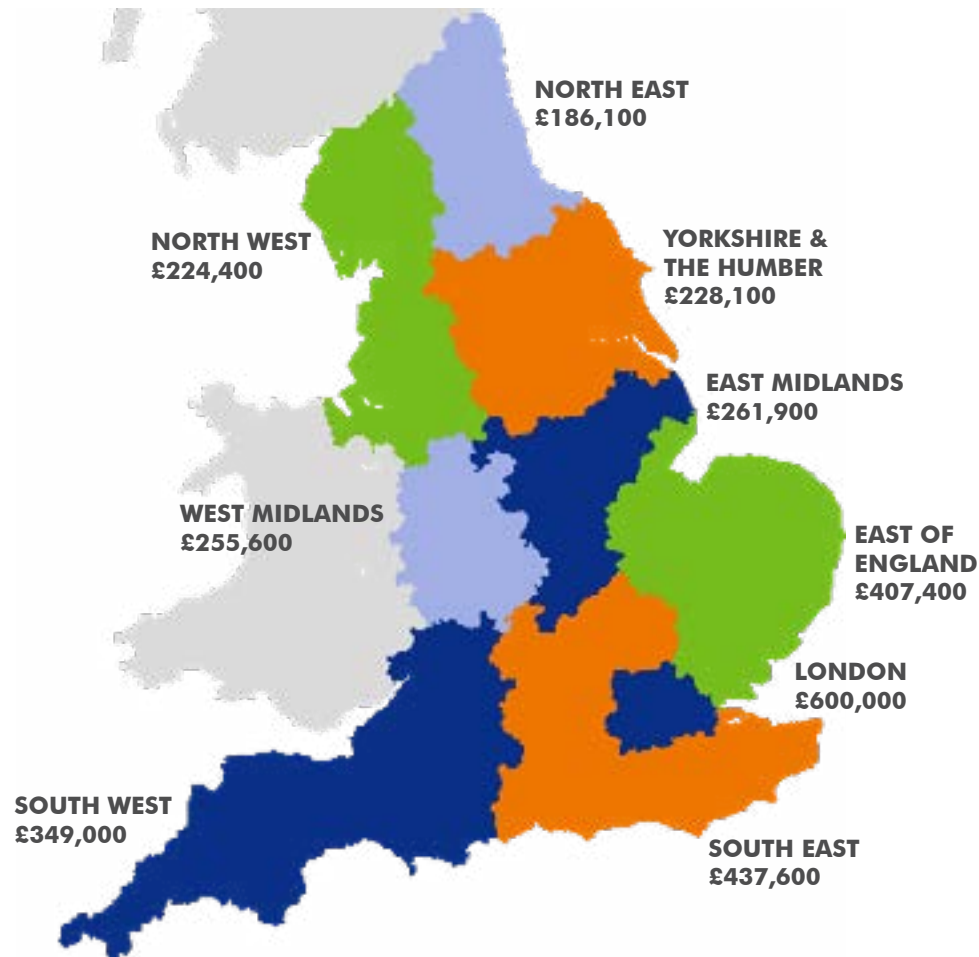
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HELP TO BUY CRITERIA

HELP TO BUY ENGLAND REGIONAL PRICE CAPS

ONLY AVAILABLE FOR FIRST TIME BUYERS



NEW BUILD/BUILDER SALES INCENTIVES

Accepted providing incentive does not exceed 5% and confirmation is received from the vendor/builder to confirm monetary value. Maximum 5% of the total amount of the Incentives as declared on the CML Form which can be split i.e. 2.5% Builder Gifted Deposit and 2.5% Cash or other incentives.

NEW BUILD HOUSES

Accepted up to scheme limits. New Build is defined as a property that has never been occupied and carries a suitable NHBC warranty.

NEW BUILD APARTMENTS/FLATS

New Build apartments and flats are accepted up to scheme limits. New Build is defined as a property that has never been occupied and carries a suitable NHBC warranty. High rise flats must have a lift if situated above 4th floor (ground floor + 3 floors). High quality flats over 10 storeys (maximum 20) can be referred for underwriter consideration based on valuer's comments on mortgageability & saleability.

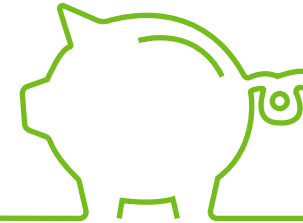
OFFER VALIDITY

Valuation can be off plan. Initial offer is for 6 months and extendable for a further 6 months on the same product, subject to credit search, affordability and re-valuation (£120).

NEW BUILD WARRANTIES/WARRANTY PROVIDERS

Must hold an acceptable warranty from one of the following (not exhaustive): Advantage/Advantage HCI, Aedis Warranties Limited, Build Assure, Build Life Plans, Build Zone, Castle 10 (Checkmate), Global Home Warranties Limited, ICW, LABC, NHBC Certificates, Premier Guarantee, Protek, Q Assure Build Limited, Zurich Municipal Policy.

HELP TO BUY/SFHFS TIERS



| CREDIT STATUS | | VIDA 1 | VIDA 2 | VIDA 3 | VIDA 4 | VIDA 5 |
|------------------------------------------------|-----------------------|-------------------------|------------------------------------|------------------------------------|-----------------------------------|-----------------------------------|
| Combined CCJs and defaults | Number last 24 months | 0 | 1 above £250 | 2 above £250 | 3 above £500 | 4 above £500 |
| | Registered | 0 in the last 24 months | 0 above £250 in the last 18 months | 0 above £250 in the last 12 months | 0 above £500 in the last 9 months | 0 above £500 in the last 6 months |
| Value of Unsatisfied CCJs | | 0 | 0 | £2500 | £5000 | £5000 |
| Missed Mortgage / Secured Payments* | | 0 in the last 36 months | 0 in the last 12 months | 0 in the last 12 months | 0 in the last 9 months | 0 in the last 6 months |
| Unsecured Missed Payments in the last 6 months | Number | 1 | 1 | 2 | 2 | 3 |
| | Combined Value | £50 | £100 | £150 | £200 | £500 |

*Worst status of 3 in the last 24 months

- Debt Management Plans considered providing conducted satisfactorily
- Bankruptcy/IVA/DRO/Trust Deed discharged over 6 years
- Previous Repossession in last 10 years not acceptable
- Adverse criteria assessed on combined adverse from all applicants

HELP TO BUY PURCHASE RANGE

2 YEAR FIXED

| MAX LTV | VIDA 1 |
|---------|--------|
| 75% | 4.59% |

5 YEAR FIXED

| MAX LTV | VIDA 1 |
|---------|--------|
| 75% | 5.29% |

£180 assessment fee payable on all applications.
One free standard valuation and £200 contribution towards legal fees paid within 30 days of completion.

VVR: 2.15% set on 14.08.20

Revert Rate: 4.99% (VVR + 2.84%)

Min Loan: £100,000

Max Loan: **England**
Dependant on location.
Please refer to map on page 3; lend up to 75% of regional property price caps.

London
£450,000

Wales
£187,500

Key Criteria:

See tier grid on page 3

Product Fee:

£995

ERCs:

2 Year: 4%, 3%

5 Year: 5%, 4%, 3%, 3%, 3%

Note:

Exclude fees when calculating maximum LTV, include fees when calculating maximum loan.

Help to Buy Wales: available to first time buyers and home movers.

SCOTTISH FIRST HOME FUND

2 YEAR FIXED

| MAX LTV | VIDA 1 | VIDA 2 | VIDA 3 | VIDA 4 |
|---------|--------|--------|--------|--------|
| 80% | 4.39% | 4.69% | 4.99% | 5.29% |

5 YEAR FIXED

| MAX LTV | VIDA 1 | VIDA 2 | VIDA 3 | VIDA 4 |
|---------|--------|--------|--------|--------|
| 80% | 4.59% | 4.89% | 5.19% | 5.49% |

£180 assessment fee payable on all applications.
One free standard valuation and £200 contribution towards legal fees paid within 30 days of completion.

VVR: 2.15% set on 14.08.20

Revert Rate: 4.99% (VVR + 2.84%)

Min Loan: £100,000

Max Loan: £300,000

Key Criteria:

See tier grid on page 3

Product Fee:

£995

ERCs:

2 Year: 4%, 3%

5 Year: 5%, 4%, 3%, 3%, 3%

Note:

Exclude fees when calculating maximum LTV, include fees when calculating maximum loan.

At least one Applicant must be a First Time Buyer. Additional borrowers with an existing property are permitted but this must be sold upon completion.

The scheme provides up to £25,000 towards the purchase of a home.