

Specialist Mortgage Matrix

	LTV	Loan Size	Term	Acceptable Income	Max Age (End of Term)	Key Niches	Historic Adverse	Location
Aldermore	95%	£25k - £1m < 75% LTV £25k - £400k > 75% LTV	10 - 35 years	Employed: salary plus various allowances - 100% of car/ shift housing. 50% of profit related pay/ bonus/ overtime/ commission. Self employed: 2 year's accounts as standard/ 1 year's accounts considered. Contract workers: individuals employed on contract including daily rate basis. Min 6 months left on contract, if < 6 months applicant must have 2 year's experience in same field. Other income: trust funds/ pension/ investment income/ rental income/ maintenance payments/ foster care income - no age limit. Up to 50% of most benefit income considered.	Age 70 (standard range) Age 99 (later life mortgage range)	High LTV mortgages - No DTIR - Help to buy - 100% LTV family guaranteed mortgages - Work off latest figure for self employed - Debt management plans up to 95% - Later life lending - Light historic adverse - No credit scoring - Level 2 & 3 heavy adverse range	Mortgage/ Secured/ Unsecured loan arrears: 0 in last 3 months (max 3 in 24 months). CCJs: 0 in last 6 months, max 3 recorded (no limit on value) in last 36 months. Defaults: 0 in last 6 months, max 4 recorded (total combined value £5k) in last 24 months. Bankruptcy/ IVA: discharged for 2 years. No missed payments or other adverse information on any credit account in last 2 years. Forced or voluntary possessions: None in last 3 years.	England/Wales/Mainland Scotland
Bluestone Mortgages	85%	£50k - £1m	5 - 35 years	Employed: salary plus up to 75% of bonus/ overtime/ commission/ shift pay. 100% of car allowance/ location allowance if guaranteed. Self-employed: 1 year's accounts. Sole traders net profit accepted/ Partnerships share of net profit/ Director's pension/ car allowance/ home office. Contractors: min of 3 months left on contract. Other income: 100% of maintenance payments/ casual income/ Director's or Partner's fees/ investment income/ pension/ working family tax credits. 50% of gross rental income.	Age 65	Medium historic adverse - No credit scoring - First time buyers - Contract workers - Wide range of income accepted - Help to buy	Mortgage/ Rent arrears: 0 in 12 months (max 4 in 13 - 24 months). Unsecured arrears: < £300 ignored. Max of 2 missed payments allowed on each unsecured credit agreement (most recent 2 payments must have been paid). CCJs: 0 in last 6 months (max 3 in 36 months). < £300 or telecom ignored. > 36 months ignored. Defaults: 0 in last 6 months (max 4 in 36 months). < £300 or telecom ignored. > 36 months ignored. Bankruptcy/ IVA: > 3 years considered. DMP: evidence of satisfactory conduct, can remain in place. Pay day loans: 0 in 12 months. Evidence of satisfactory conduct.	England/Wales
Family Building Society	95%	£45k - £1.5m	5 - 40 years	Employed: salary plus up to 100% guaranteed overtime/ bonus and non-guaranteed elements up to 50%. Self-employed: where applicants are self employed and have a 33% financial stake in the business, their net profit for the most recent year is accepted. Other income: pension, rental income, investment income.	Age 95	First time buyers - Later life lending - Offset - Self employed - Joint owner sole proprietor - Guarantor mortgages - Interest only - Holiday homes - Second homes - Expats - Armed forces - UK nationals/ foreign nationals	Mortgage/ Secured/ Unsecured arrears: up to 2 in last 2 years. CCJs: < £500 in last 3 years considered. Bankruptcy/ IVA: 0 in last 3 years.	England/Wales
Magellan Homeloans	85%	£25k - £1m	5 - 35 years	Employed: salary plus 100% of guaranteed commission/ bonus/ overtime and non-guaranteed elements up to 50%. Self employed: 1 year's accounts. Contract workers: 3 months remaining on contract. Zero hour contracts accepted if they can show consistent income for 12 months. Other income: 100% shift allowance/ pension/ maintenance/ rental income/ dividend income/ investment income/ most benefits.	Age 70 Age 75 with proof of non-earned retirement income	Medium to heavy historic adverse - No credit scoring - Self employed - Contract workers - Zero hour contract workers - Close family gifted deposits - Builder gifted deposits - Up to 4 applicants on 1 application - Variable rates with no ERCs	Secured arrears: max 2 in last 24 months (0 in 6 months). Unsecured arrears: max 2 in last 24 months (0 in 3 months). Defaults: max 2 totalling £3k registered in last 24 months (0 in 3 months). CCJs: max 2 totalling £3k registered in last 24 months (0 in 3 months). DMP: must have been in place > 12 months and discharged or show satisfactory conduct. IVA: must have been satisfied or registered > 12 months and show satisfactory conduct. Bankruptcy: discharged > 12 months.	England/Wales
Masthaven	80%	£40k - £1m	5 - 35 years	Employed: salary plus 100% of guaranteed bonus/ commission/ overtime if received > 3 years or 50% if regular but < 3 years. 100% of shift/ car/ location allowance. Self employed: 2 year's accounts as standard/ min of 18 months trading history. Contract worker: min of 1 month remaining and evidence of renewal. Other income: court ordered/private arrangement child maintenance/ investment income (on referral)/ pension/ second job/ rental income/ working family tax credits.	Age 85	Self employed - No credit scoring - Short work history - Contract workers - New build - Remortgage for business/ tax bill (on referral)/ deposit for buy to let/ help family - First time buyers with gifted deposit/ gifted equity - Later life lending - Light historic adverse - Strong income stretch up to 6 x income	Mortgage arrears: max 3 down in 24 months. CCJs/ Defaults: max 3 in 36 months. < £300 ignored. > 36 months ignored. DMP: satisfied > 24 months. IVA: annulled or satisfied > 36 months. Bankruptcy: annulled or satisfied > 36 months.	England/Wales/Mainland Scotland
Norton Homeloans	75%	£3k - £145k	1 - 25 years	Employed: salary plus 100% of guaranteed/ regular overtime/ bonus. 100% of earned income from multiple jobs. Self employed: 1 year's accounts. Contract workers: min 6 months in current contract, agency workers, zero hour contract workers and temps all acceptable with min 6 month's history. Other income: pension/ most benefit income/ child maintenance (not court ordered)/ lodger income.	Age 80	Heavy adverse - Later life lending - Self employed - High rise flats - Right to buy - Gifted deposit and equity - No credit score - Current DMP & IVA - Non-standard construction - Up to 4 applicants - Pay day loans acceptable	Mortgage/ secured arrears: max 2 in last 12 months. CCJs/ defaults: max 4 in last 12 months for £300 or more. Ignore satisfied defaults/ CCJs < £3k. Unsecured arrears: max 4 in last 12 months for £300 or more with 3 or more current missed payments. IVA: must be settled within loan proceeds. DMP: current or historic (can be left running if best advice). Ignore mail order and communication defaults. Bankruptcy: must be > 5 years.	England/Wales/Scotland
Pepper Money	85%	£25k - £1m	5 - 35 years	Employed: salary plus 100% of car allowance/ weekly and monthly bonuses. 50% of quarterly and annual bonuses with 2 year's evidence. Self employed: min 1 year's accounts. Contract workers: income assessed based on daily rate whether self-employed, limited company or umbrella company. Min 12 month's history in similar role. Average or current day rate to be minimum of £200 per day. Other income: pension/ second job/ some benefits/ maintenance.	Age 75	Light to medium historic adverse - No credit scoring - First time buyers - Let to buy - Contract workers - DMP product range	Mortgage arrears: 3 in 24 months (arrears status 0 in last 6 months), none missed in last 12 months, no more than 2 missed in month 13-18. Unsecured arrears: 0 in last 6 months. Ignore 2 individual defaults up to £150 each relating to utilities/ comms/ mail order. CCJs/ Defaults: max 4 in 24 months (0 in last 6 months), no more than 2 in months 7-12 or 3 in months 13-18. IVA/ bankruptcy: must have been discharged > 6 years. DMP: must have been active for min of 1 year with proof of satisfactory conduct. Pay day loans: account must have been closed > 1 year ago. Repossessions: must have occurred > 6 years ago.	England/Wales/Isle of Wight
Precise Mortgages	85%	£25k - £1m	5 - 35 years	Employed: salary plus 100% of shift allowance/ location allowance/ childcare payments/ car allowance. 50% of overtime/ bonus/ commission. Self employed: 1 year's accounts. Contract workers: if < 6 months remaining on contract, written confirmation required from the employer stating their intention to renew the contract. Other income: 100% of tax credits/ pension. 50% of income from second job/ child maintenance (must be via a court or CSA order).	Age 75 on referral Age 85 non-contributory applicants	Light to medium historic adverse - DMP product range - New build - Contract workers - Help to buy - First time buyers - Right to buy	Mortgage arrears: max 1 in 12 months, 3 in 36 months. CCJs: max 3 in 24 months (0 in last 3 months) unlimited thereafter. Defaults: max 5 in 24 months (0 in last 3 months) unlimited thereafter. IVA/ bankruptcy: must have been discharged > 6 years. DMP: must have been active for > 12 months with satisfactory conduct. Repossessions: not accepted.	England/Wales/Scotland
The Mortgage Lender	85%	£25k - £1m (more on referral)	5 - 35 years	Employed: salary plus 6 months in current role (can consider 3 months by referral). Self employed: 1 year's accounts / use latest year's figures. Contract workers: 85% LTV for existing contractors, contracting 12 months + Can consider new contractors contracting for a min of 3 months if they have previous experience in a similar role for a min period of 12 months - max 75% LTV. Other income: pension/ rental income up to age 70/ second job. 50% of bonus/commission/ overtime/ shift allowance.	Age 80	Self employed - Contract workers - Light to medium historic adverse - Gifted deposit/ gifted equity - Builders gifted deposit - Later life lending - Do not credit score for cascading	Secured arrears: max 2 in 12 months, 3 in 24 months. Secured defaults: 0 in 24 months. CCJs: max 2 in 24 months (0 in last 3 months), max £1500 in 12 months/ max £3000 in 36 months. Unsecured arrears: max 6 in 24 months. Unsecured defaults: max 3 in 24 months (0 in last 6 months) max £1500 in 12 months. IVA/ bankruptcy: must have been satisfied/ discharged > 36 months with satisfactory conduct. Work off worst case status not missed payments. Pay day loans: must be satisfied > 12 months.	England/Wales/Scotland (mainland)
Together Money	75%	£3k - £1m (more on referral)	3 - 40 years	Employed: salary plus up to 100% of overtime/ bonus. Self employed: 1 year's accounts. Other income: pension/ up to 100% rental income/ child maintenance/ disability allowance/ DWP benefits.	Age 80	Medium to heavy historic adverse - No credit scoring - Micro mortgages - Right to buy - First time buyers - Shared ownership - Later life lending - Non standard construction inc timber frame/ concrete - High rise flats > 6 floors - Zero hour workers	Secured arrears: max 3 in 12 months (1 in last 3 months). CCJs/ defaults: max 6 in 12 months. Unsecured arrears: max 2 in 24 months (0 in last 6 months). Bankruptcy/ IVA/ DMP/ DAS: not accepted. Payday loans: considered.	England/Wales/Scotland
Secure Trust Bank	90%	£25k - £2m	5 - 35 years	Employed: salary plus 100% of shift/ car/ location allowance. Self employed: < 2 year's accounts. Contract workers: < 12 months contracting experience considered. Other income: pension/ rental income/ disability allowance/ foster care allowance/ child maintenance where evidenced by Court Order, Child Support Agency, Child Maintenance Service or a legally binding family arbitration agreement. 50% of investment income.	Age 85	Light to medium historic adverse - First time buyers - Contract workers - Zero hour workers - Gifted deposit - Builders gifted deposit - New build - Large loans - Older borrowers	CCJs: max 4 in 36 months, 2 in last 24 months (0 in 6 months). Defaults: 0 in 6 months. Secured arrears: max 2 in 24 months (0 in last 12 months). Unsecured arrears: max 3 in 24 months (1 in last 12 months). Ignore most defaults and arrears on telecoms/ utilities/ mail order. DMP: satisfied > 12 months. Bankruptcy/IVA: discharged > 36 months.	England/Wales/Scotland
Vida Homeloans	90%	£25k - £1.5m	5 - 35 years (I/O) 5 - 40 years	Employed: salary plus 75% of annual bonus/ regular monthly bonus. 50% of overtime/ commission/ non regular bonus/ profit related pay/ universal credit/ disability or carers allowance/ incapacity benefit. Self employed: min of 1 year's accounts. Contract workers: min of 6 months contract or rolling 3 months renewed at least once. Other income: pension/ rental income/ second job/ car allowance/ location allowance/ court ordered maintenance/ foster care income/ trust fund/ mortgage subsidy.	Age 85	Right to buy - First time buyers - Low credit scores - High rise flats - Contract workers - Later life lending - Self employed - Up to 4 applicants on one application - Guarantor mortgage - Joint borrower sole proprietor	Mortgage/ secured arrears: max 3 in 24 months (0 in last 6 months). CCJs/ defaults: max 4 in last 24 months (0 in last 6 months of £500 or more). Unsatisfied CCJs max £5k in total. Unsecured arrears: max 3 missed payments up to a combined total of £250 in last 6 months. DMP: Considered with satisfactory conduct. Bankruptcy/IVA/DRO: discharged > 6 years. Repossession: must be > 10 years ago.	England/Wales