

Mortgages

Product Cards

Residential Mortgages

- Afin Prime
- Afin Professional
- Afin High-Net-Worth

Buy to Let

- Buy to Let
- Consumer Buy to Let

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Residential Mortgage Products

Our residential product range for purchasing or remortgaging

Bank Base rate (BBR): 3.75%
Reversion rate: BBR + 3.5%

Prime

LTV	2-year Fixed	5-year Fixed	2-year Tracker
≤ 60%	5.24% (P2F60-02)	5.34% (P5F60-02)	BBR+ 1.99% (P2T60-02)
≤ 70%	5.29% (P2F70-02)	5.39% (P5F70-02)	BBR+ 2.09% (P2T70-02)
≤ 80%	5.34% (P2F80-02)	5.49% (P5F80-02)	BBR+ 2.39% (P2T80-02)
≤ 95% *Purchase transactions only*	6.39% (P2F95-01)	6.49% (P5F95-01)	N/A
Early Repayment Charge	2%, 1%	5%, 4%, 3%, 2%, 1%	No ERCs
Loan Term	2-40* years	2-40* years	2-40* years
Product Fee (LTV can not exceed 95% with the fee added)	£1,495	£1,495	£1,495

Professional

LTV	2-year Fixed	5-year Fixed	2-year Tracker
≤ 60%	5.34% (O2F60-03)	5.49% (O5F60-02)	BBR+ 2.09% (O2T60-02)
≤ 70%	5.44% (O2F70-03)	5.59% (O5F70-02)	BBR+ 2.19% (O2T70-02)
≤ 80%	5.59% (O2F80-03)	5.69% (O5F80-02)	BBR+ 2.34% (O2T80-02)
≤ 90% *Purchase transactions only*	5.99% (O2F90-03)	6.09% (O5F90-02)	BBR+ 2.74% (O2T90-02)
≤ 95% *Purchase transactions only*	6.24% (O2F95-01)	6.34% (O5F95-01)	N/A
Early Repayment Charge	2%, 1%	5%, 4%, 3%, 2%, 1%	No ERCs
Loan Term	2-40* years	2-40* years	2-40* years
Product Fee (LTV can not exceed 95% with the fee added)	£1,495	£1,495	£1,495

High-Net-Worth

LTV	2-year Fixed	5-year Fixed	2-year Tracker
≤ 65%	5.99% (M2F65-02)	6.04% (M5F65-01)	BBR+ 2.99% (M2T65-01)
≤ 70%	6.34% (M2F70-02)	6.39% (M5F70-01)	BBR+ 3.09% (M2T70-01)
≤ 75%	6.49% (M2F75-02)	6.54% (M5F75-01)	BBR+ 3.39% (M2T75-01)
Early Repayment Charge	2%, 1%	5%, 4%, 3%, 2%, 1%	No ERCs
Loan Term	2-40 years	2-40 years	2-40 years
Product Fee (Can be added above plan LTV limit)	£1,495	£1,495	£1,495

* Loan term Prime above 80% LTV and Professional above 90% LTV max term 30 years

Residential Criteria Overview

Loan size & LTV limits		Prime	Professional	High-Net-Worth		
Maximum gross LTV should not exceed 95%		Minimum loan £100,000 £500k 95% LTV £500k - £1m 80% LTV £1m - £2.5m 70% LTV	Minimum loan £100,000 £500k 95% LTV £500k - £1m 80% LTV £1m - £2.5m 70% LTV	Minimum loan £250,000 £750k 75% LTV £750k - £1m 70% LTV £1m - £3.5m 65% LTV		
Applicants						
Max applicants		18	21	21		
Minimum age						
Maximum age		75 (eldest applicant at the term end). The maximum declared retirement age is 70. See Lending into Retirement rules for more detail				
Acceptable residency		UK citizens Clients with Settled / Pre-settled status Applicants on acceptable VISAs. See online criteria guide for the full VISA list				
UK residency length		6 months minimum time in the UK				
Transaction types		First time buyer Purchase Re-mortgage Right to Buy Right to acquire				
Occupation		Any	Specified professionals / qualifications	Any		
Income						
Employed	12 months continuous employment in a related role up to a 6-week gap in-between roles.					
Self-employed	Latest 12 months filed accounts plus any available Management Information.					
Contractors	≥12 months contracting experience in the same profession/industry and previous history in the same profession/industry also considered. Day rate calculation: 5 days per week x 46 weeks per year.					
Pension income	100% of private and state pensions. 50% of state pension for couples.					
Benefit income	Not accepted					
Loan to income limit	6x	6.5x	6.5x	6.5x		
Debt to income	40%	45%	50%			
Minimum income	≤80% LTV: No min application income >80% LTV: £35,000 Sole app / £60,000 joint apps	≤80% LTV: £35,000 min application income >80% LTV: £45,000 Sole app / £70,000 joint apps (with the professional applicant earning £45,000+. If both applicants are professionals earning £35,000+ each, this will be considered)	£300k net income per annum or £3m in net assets			
Credit						
Mortgage arrears	None within the past 36 months					
Defaults	>80% LTV. None in the last 36 months above <80% LTV. Maximum of 2 satisfied accounts below £250 each from utilities, mail order or communications suppliers, within the past 36 months					
CCJ	All CCJs must be registered over 36 months ago and satisfied at application					
DMP/DRO/IVA/Bankruptcy	Discharged for at least 36 months					
Unsecured missed payments	Isolated blips considered					
Previous repossession	None within the past 3 years					
Property						
Valuation	Full valuation required on purchase AVM accepted to 65% LTV & £500,000 maximum on Re-mortgages. Minimum property value £125,000					
Location	England, Wales, Isle of Wight					
Acceptable properties	Single self-contained houses (inc. ex-local authority) bungalows flats maisonettes (inc. ex-local authority flats to 75% LTV)					
Maximum storeys in block	Inside the M25 - 12 storeys maximum, Outside the M25 - 6 storeys maximum. Blocks of flats above 4 storeys must have a lift					
Construction	Standard construction only. Warranty required for properties less than 10 years old					
Other						
Penalty free overpayments	Fixed rate products - 10% per annum. Tracker products - unlimited					
Repayment type	C & I	C & I / Interest only	C & I / Interest only			
Use of Funds	Purchase transactions, debt consolidation, home improvements, second home purchase and buy to let deposit, business use, assisting family members, holiday homes, tax bills (subject to no re-occurring borrowing requirements) and school fees					

Valuation fee scale	
Valuation up to	Valuation fee scale (Inc. VAT)
£100,000	£225
£200,000	£235
£300,000	£270
£350,000	£295
£400,000	£300
£500,000	£380
£600,000	£515
£700,000	£630
£800,000	£710
£900,000	£790
£1,000,000	£850
£1m+ please contact us for confirmation	

Contact Us

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Buy to Let Mortgage Products

Our BTL product range for purchasing or remortgaging

Bank Base rate (BBR): 3.75%
Reversion rate: BBR + 3.5%

Buy to Let			
LTV	2-year Fixed	5-year Fixed	2-year Tracker
≤ 65%	5.79% (B2F65-01)	5.69% (B5F65-01)	BBR+ 2.24% (B2T65-01)
≤ 75%	5.99% (B2F75-01)	5.89% (B5F75-01)	BBR+ 2.44% (B2T75-01)
Early Repayment Charge	2%, 1%	5%, 4%, 3%, 2%, 1%	No ERCs
Loan Term	2-40 years	2-40 years	2-40 years
Product Fee (Can be added, to max of 75% LTV)	2.5%	2.5%	2.5%

Consumer BTL			
LTV	2-year Fixed	5-year Fixed	2-year Tracker
≤ 65%	6.19% (C2F65-01)	5.99% (C5F65-01)	BBR+ 2.84% (C2T65-01)
≤ 75%	6.34% (C2F75-01)	6.14% (C5F75-01)	BBR+ 2.99% (C2T75-01)
Early Repayment Charge	2%, 1%	5%, 4%, 3%, 2%, 1%	No ERCs
Loan Term	2-40 years	2-40 years	2-40 years
Product Fee (Can be added, to max of 75% LTV)	£1495	£1495	£1495

Buy to Let Criteria Overview

Loan size & LTV limits	Buy to Let		Consumer BTL		Applicants	Valuation fee scale					
	Minimum loan £50,000	75% LTV	Minimum loan £50,000	75% LTV							
Maximum gross LTV should not exceed 75%	<£750k £750k - £1m £1m - £2.5m	75% LTV 70% LTV 65% LTV	<£750k £750k - £1m £1m- £2.5m	75% LTV 70% LTV 65% LTV							
Max applicants		2									
Min age		21									
Max age		85 (eldest applicant at the end of term)									
Acceptable residency	UK citizens Clients with Settled / Pre-settled status Applicants on acceptable VISAs (see online criteria guide for more information)										
Experience	Non-portfolio landlords only. No experience required - first time buyer, first time landlord acceptable										
Let to buy transactions	Acceptable										
Affordability											
Assessment rate	Tracker & 2-year product – pay rate + 2%. 5-year product – pay rate.										
Basic rate taxpayer – ICR	125%										
Higher / additional rate taxpayer – ICR	140%										
Background income	No minimum										
Top slicing	Considered	N/A									
Unacceptable tenancies	3rd party tenancies , company lets, social housing, family members, HMOs, MUBs, multiple tenancies on separate ASTs										
Repayment type	Interest only / Capital and Interest										
Credit											
Mortgage arrears	None within the past 36 months										
Defaults	Maximum of 2 satisfied accounts below £250 each from utilities, mail order or communications suppliers, within the past 36 months										
CCJ	All CCJs must be registered over 36 months ago and satisfied at application										
DMP/DRO/IVA/Bankruptcy	Discharged for at least 36 months.										
Unsecured missed payments	Isolated blips considered										
Previous repossession	None within the past 3 years										
Property											
Valuation	Full valuation required, minimum property value £75,000. No commercial / Semi-commercial accepted.										
Location	England, Wales, Isle of Wight										
Acceptable properties	Single self-contained houses (Inc. ex-local authority) / bungalows / flats / maisonettes (Inc. ex-local authority to 75%)										
Maximum storeys in block	Inside the M25 -12 storeys maximum, Outside the M25 - 6 storeys maximum										
Construction	Standard construction only. Warranty required for properties less than 10 years old										
Other											
Penalty free overpayments	Fixed rate products - 10% per annum. Tracker products - unlimited										
Tenancy agreements	6 – 24 month / periodical ASTs only, no sub-letting or commercial use. See CBTL flowchart for guidance										
Property management	N/A										
Use of Funds	Purchase transactions, debt consolidation, home improvements, second home purchase/buy to let deposit, business use, assisting family members, holiday homes, tax bills (subject to non re-occurring borrowing requirements), school fees										

Valuation up to	Valuation fee scale (Inc. VAT)
£100,000	£225
£200,000	£235
£300,000	£270
£350,000	£295
£400,000	£300
£500,000	£380
£600,000	£515
£700,000	£630
£800,000	£710
£900,000	£790
£1,000,000	£850
£1m+ please contact us for confirmation	

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