



aldermore
mortgages

Product Guide

Interest rates and product criteria

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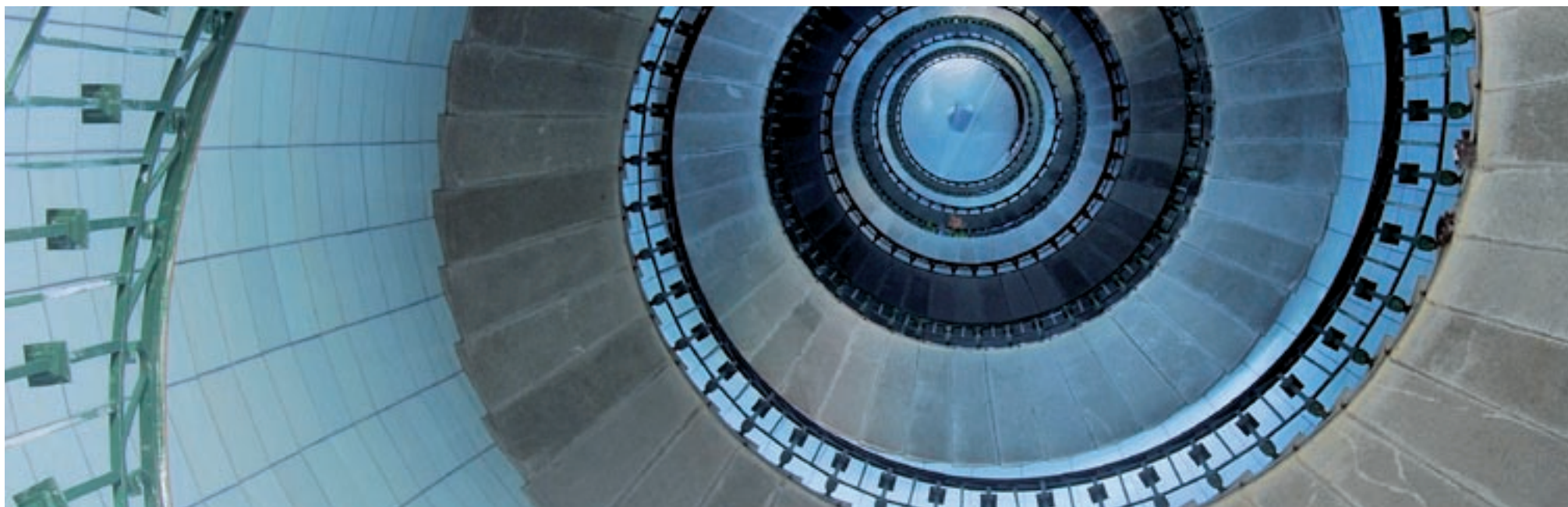
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New limited edition range

including:

- 1 year discount rates to 80% LTV from 4.39%
- 3 year discount rates to 80% LTV from 4.69%
- Term variable rates to 80% LTV from 4.98%
- 1 year fixed rates to 80% LTV from 4.99%
- Completion fees from £999

Maximum loan amount increased to £500,000 on both limited edition and standard ranges



FOR INTERMEDIARY USE ONLY

This guide is a general guide to our full lending policy. If more details are required please contact us.

Limited edition product range

Product		Prime Residential	
Credit Status	Mortgage Arrears	None in last 12 months	
	CCJ's/Defaults	None in last 36 months	
	Bankruptcy Order / IVA	None	
Maximum LTV		80%	80%
Term Variable rates		4.98% AMR + 0.00%	5.38% AMR + 0.40%
Completion fee		1.75%	0.50%
1 year discount – initial rate		4.39%	4.69%
3 year discount – initial rate		4.69%	4.99%
Completion fee		£1999	£999
1 year fixed – initial rate		4.99%	5.39%
Completion fee		£1999	£999
Reversion rates		5.73% AMR + 0.75%	5.73% AMR + 0.75%
Aldermore Managed Rate (AMR)		4.98%	

**Free legal fees
on remortgages**
are available across the range

Completion fees will be deducted from the advance on completion and cannot be added to the loan.

Standard product range

Product		Prime Residential			Prime Buy to Let		
Credit Status	Mortgage Arrears	None in last 12 months			None		
	CCJ's/Defaults	None in last 36 months			None		
	Bankruptcy Order / IVA	None			None		
Maximum LTV		65%	75%	80%	65%	70%	75%
2 year discount – Initial Rate		3.98%	4.98%	5.68%	4.98%	5.68%	5.78%
Completion fee		1.00%	1.25%	1.75%	1.25%	1.75%	2.25%
3 year fixed – Initial Rate		4.93%	5.28%	5.78%	5.78%	5.78%	5.78%
Completion fee		1.25%	1.50%	2.00%	1.50%	2.00%	2.50%
5 year fixed – Initial Rate		5.23%	5.43%	5.93%	5.93%	5.93%	5.93%
Completion fee		1.00%	1.25%	1.75%	1.25%	1.75%	2.25%
Reversion Rate		4.98% AMR + 0.00%	5.48% AMR + 0.50%	5.73% AMR + 0.75%	5.48% AMR + 0.50%	5.73% AMR + 0.75%	5.98% AMR + 1.00%
Aldermore Managed Rate (AMR)		4.98%					

Completion fees will be deducted from the advance on completion and cannot be added to the loan.

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Valuation & other fees

Property value	Standard valuation fee
£75,000 - £100,000	£220.00
£100,001 - £200,000	£290.00
£200,001 - £300,000	£360.00
£300,001 - £400,000	£430.00
£400,001 - £500,000	£480.00
£500,001 - £700,000	£600.00
£700,001 - £1,000,000	£740.00
£1,000,001 plus	£980.00

Notes

- The valuation fee is not refundable once the valuation has been carried out
- The applicant(s) will always pay Aldermore the standard valuation fee. Where a more detailed report is required, the Valuer will be instructed to collect the additional fee direct from the applicants.

Early Repayment Charges

	Year 1	Year 2	Year 3	Year 4	Year 5
Term variable rate	1%	1%	1%	1%	–
1 year discount	5%	–	–	–	–
2 year discount	5%	4%	–	–	–
3 year discount	5%	4%	3%	–	–
1 year fixed	5%	–	–	–	–
3 year fixed	5%	4%	3%	–	–
5 year fixed	5%	4%	3%	2%	2%

Overpayments of up to £5,000 can be made in any 12 month period without incurring an early repayment charge.

Broker fee

All products	0.40%
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Product Criteria

Repayment Types

- Repayment
- Interest only

Term

- Minimum 10 years
- Maximum 35 years

Loan Size

- **Minimum loan**
£50,000
- **Maximum loan**
£500,000 to 50% LTV
£400,000 to 65% LTV
£300,000 to 80% LTV

Note: Aldermore will require legal representation on loans above £300,000 through its nominated Solicitor at a cost of £300 + VAT. This fee covers the cost of the conveyance and does not include disbursements. Applicants can choose to use the same Solicitor and benefit from competitive conveyancing costs, or take independent legal advice.

Purpose

- Purchase or Remortgage
- No first time buyers

Buy to Let

- Maximum 1 property per applicant allowed
- Assured Shorthold Tenancy (AST) required, for a maximum of 1 year
- Property cannot be occupied by family members
- Applicants must own at least 1 existing Buy to Let property

Existing Mortgage

- Proof of conduct required for all mortgages

Maximum Applicants

- 2

Minimum/Maximum Age

- Minimum 21 years

Residential – maximum 70 years at end of mortgage term*

Buy to Let – maximum 75 years at end of mortgage term

* *The maximum residential mortgage term cannot extend beyond the stated retirement date.*

Employment/Self Employment

- Minimum income £10,000

Employed

- Minimum 12 months history (last 3 in the same occupation)
- P60 and last 3 months payslips or employers reference

Self employed

- Minimum trading period 2 years
- Certified accounts covering the last 2 years

Property

- Located in England or Wales
- Minimum valuation £75,000
- Freehold or leasehold (with 60 years unexpired at completion and 40 years at end of mortgage term)
- New build, newly converted and freehold flats or freehold maisonettes are not accepted
- Non standard construction are not accepted

Affordability calculations

- Residential affordability calculation

Please refer to our website for our residential mortgage calculator

- Buy to let affordability calculation
125% coverage at the product pay rate or reversion rate (whichever is higher)

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