



NEAR PRIME HOME OWNER **Product Guide**

March 2012



MAXIMUM LTV

80%

UP TO

0.50%

PROCURATION FEE

LIBOR

1.04%

SET ON 12/03/2012

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Near Prime Home Owner 2 Year Fixed and Tracker products

Available for Purchase and Remortgage.

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Defaults

1 in last 24 months (0 in 3); maximum £1000.

CCJs

1 in last 24 months; (0 in 3); maximum £750.

Mortgage Arrears (worst status)

0 in last 12 months, 1 in last 36 months.

All product's maximum loan size is £300,000 unless otherwise indicated.

Code	LTV	Rate Type	Initial Rate	Reversion Rate	ERCs	Product Fee	Product Features
RGA58	70%	Tracker	4.94% (LIBOR + 3.90%) for 2 years	5.94% (LIBOR + 4.90%)	3% year 1 2% year 2	£2,495	NA
RGA59	70%	Tracker	4.94% (LIBOR + 3.90%) for 2 years	5.94% (LIBOR + 4.90%)	3% year 1 2% year 2	£2,995	£250 Cashback, refund of Standard Valuation and Assessment fee (max £410)
RGA60	70%	Fixed	5.14% fixed until 30/06/2014	5.94% (LIBOR + 4.90%)	3% to 30/06/2013 2% to 30/06/2014	£2,995	NA
RGA61	70%	Tracker	5.29% (LIBOR + 4.25%) for 2 years	5.94% (LIBOR + 4.90%)	3% year 1 2% year 2	£1,495	NA
RGA62	70%	Tracker	5.29% (LIBOR + 4.25%) for 2 years	5.94% (LIBOR + 4.90%)	3% year 1 2% year 2	£1,995	£250 Cashback, refund of Standard Valuation and Assessment fee (max £410)
RGA63	70%	Fixed	5.49% fixed until 30/06/2014	5.94% (LIBOR + 4.90%)	3% to 30/06/2013 2% to 30/06/2014	£1,995	NA
RGA64	70%	Fixed	5.64% fixed until 30/06/2015	5.94% (LIBOR + 4.90%)	3% to 30/06/2014 2% to 30/06/2015	£1,995	NA
RGA65	70%	Fixed	5.89% fixed until 30/06/2017	5.94% (LIBOR + 4.90%)	3% to 30/06/2014 2% to 30/06/2017	£1,995	NA
RGA66	70%	Fixed	5.64% fixed until 30/06/2014	5.94% (LIBOR + 4.90%)	3% to 30/06/2013 2% to 30/06/2014	£1,995	£250 Cashback, refund of Standard Valuation and Assessment fee (max £410)
RGA67	70%	Fixed	5.74% fixed until 30/06/2014	5.94% (LIBOR + 4.90%)	3% to 30/06/2013 2% to 30/06/2014	£2,295	£250 Cashback, free Standard Valuation and Assessment fee (max £410)
RGA68	75%	Tracker	5.49% (LIBOR + 4.45%) for 2 years	5.94% (LIBOR + 4.90%)	3% year 1 2% year 2	1.50%	Loan size £300,001 to £1m. Maximum 65% LTV for loan sizes >£500,000
RGA69	75%	Fixed	5.69% fixed until 30/06/2014	5.94% (LIBOR + 4.90%)	3% to 30/06/2013 2% to 30/06/2014	2.00%	Loan size £300,001 to £1m. Maximum 65% LTV for loan sizes >£500,000
RGA70	80%	Tracker	5.44% (LIBOR + 4.40%) for 2 years	5.94% (LIBOR + 4.90%)	3% year 1 2% year 2	£2,495	NA
RGA71	80%	Tracker	5.44% (LIBOR + 4.40%) for 2 years	5.94% (LIBOR + 4.90%)	3% year 1 2% year 2	£2,995	£250 Cashback, refund of Standard Valuation and Assessment fee (max £410)
RGA72	80%	Fixed	5.64% fixed until 30/06/2014	5.94% (LIBOR + 4.90%)	3% to 30/06/2013 2% to 30/06/2014	£2,995	NA
RGA73	80%	Tracker	5.79% (LIBOR + 4.75%) for 2 years	5.94% (LIBOR + 4.90%)	3% year 1 2% year 2	£1,495	NA
RGA74	80%	Tracker	5.79% (LIBOR + 4.75%) for 2 years	5.94% (LIBOR + 4.90%)	3% year 1 2% year 2	£1,995	£250 Cashback, refund of Standard Valuation and Assessment fee (max £410)
RGA75	80%	Fixed	5.99% fixed until 30/06/2014	5.94% (LIBOR + 4.90%)	3% to 30/06/2013 2% to 30/06/2014	£1,995	NA
RGA76	80%	Fixed	6.14% fixed until 30/06/2015	5.94% (LIBOR + 4.90%)	3% to 30/06/2014 2% to 30/06/2015	£1,995	NA
RGA77	80%	Fixed	6.39% fixed until 30/06/2017	5.94% (LIBOR + 4.90%)	3% to 30/06/2014 2% to 30/06/2017	£1,995	NA
RGA78	80%	Fixed	6.14% fixed until 30/06/2014	5.94% (LIBOR + 4.90%)	3% to 30/06/2013 2% to 30/06/2014	£1,995	£250 Cashback, refund of Standard Valuation and Assessment fee (max £410)
RGA79	80%	Fixed	6.24% fixed until 30/06/2014	5.94% (LIBOR + 4.90%)	3% to 30/06/2013 2% to 30/06/2014	£2,295	£250 Cashback, free Standard Valuation and Assessment fee (max £410)

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Near Prime Home Owner 2 Year Fixed and Tracker products

Available for Purchase and Remortgage.

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Defaults

2 in last 24 months (0 in 3); maximum £3750, (no more than 1 in first 12 months; maximum £1000).

CCJs

1 in last 24 months (0 in 3), (maximum £1000 in 3-12 months or maximum £1750 in last 13-24 months).

Mortgage Arrears (worst status)

0 in last 12 months; 3 in last 36 months.

All product's maximum loan size is £300,000 unless otherwise indicated.

Code	LTV	Rate Type	Initial Rate	Reversion Rate	ERCs	Product Fee	Product Features
RGA80	70%	Tracker	6.04% (LIBOR + 5.00%) for 2 years	6.54% (LIBOR + 5.50%)	3% year 1 2% year 2	£1,495	NA
RGA81	70%	Tracker	6.04% (LIBOR + 5.00%) for 2 years	6.54% (LIBOR + 5.50%)	3% year 1 2% year 2	£1,995	£250 Cashback, refund of Standard Valuation and Assessment fee (max £410)
RGA82	70%	Fixed	6.24% fixed until 30/06/2014	6.54% (LIBOR + 5.50%)	3% to 30/06/2013 2% to 30/06/2014	£1,995	NA
RGA83	70%	Fixed	6.39% fixed until 30/06/2015	6.54% (LIBOR + 5.50%)	3% to 30/06/2014 2% to 30/06/2015	£1,995	NA
RGA84	70%	Fixed	6.64% fixed until 30/06/2017	6.54% (LIBOR + 5.50%)	3% to 30/06/2014 2% to 30/06/2017	£1,995	NA
RGA85	70%	Fixed	6.39% fixed until 30/06/2014	6.54% (LIBOR + 5.50%)	3% to 30/06/2013 2% to 30/06/2014	£1,995	£250 Cashback, refund of Standard Valuation and Assessment fee (max £410)
RGA86	70%	Fixed	6.49% fixed until 30/06/2014	6.54% (LIBOR + 5.50%)	3% to 30/06/2013 2% to 30/06/2014	£2,295	£250 Cashback, free Standard Valuation and Assessment fee (max £410)
RGA87	75%	Tracker	6.24% (LIBOR + 5.20%) for 2 years	6.54% (LIBOR + 5.50%)	3% year 1 2% year 2	1.50%	Loan size £300,001 to £500,000.
RGA88	75%	Fixed	6.44% fixed until 30/06/2014	6.54% (LIBOR + 5.50%)	3% to 30/06/2013 2% to 30/06/2014	2.00%	Loan size £300,001 to £500,000.
RGA89	80%	Tracker	6.54% (LIBOR + 5.50%) for 2 years	6.54% (LIBOR + 5.50%)	3% year 1 2% year 2	£1,495	NA
RGA90	80%	Tracker	6.54% (LIBOR + 5.50%) for 2 years	6.54% (LIBOR + 5.50%)	3% year 1 2% year 2	£1,995	£250 Cashback, refund of Standard Valuation and Assessment fee (max £410)
RGA91	80%	Fixed	6.74% fixed until 30/06/2014	6.54% (LIBOR + 5.50%)	3% to 30/06/2013 2% to 30/06/2014	£1,995	NA
RGA92	80%	Fixed	6.89% fixed until 30/06/2015	6.54% (LIBOR + 5.50%)	3% to 30/06/2014 2% to 30/06/2015	£1,995	NA
RGA93	80%	Fixed	7.14% fixed until 30/06/2017	6.54% (LIBOR + 5.50%)	3% to 30/06/2014 2% to 30/06/2017	£1,995	NA
RGA94	80%	Fixed	6.89% fixed until 30/06/2014	6.54% (LIBOR + 5.50%)	3% to 30/06/2013 2% to 30/06/2014	£1,995	£250 Cashback, refund of Standard Valuation and Assessment fee (max £410)
RGA95	80%	Fixed	6.99% fixed until 30/06/2014	6.54% (LIBOR + 5.50%)	3% to 30/06/2013 2% to 30/06/2014	£2,295	£250 Cashback, free Standard Valuation and Assessment fee (max £410)

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Defaults

2 in last 24 months (0 in 3); maximum £5000, (no more than 1 in first 12 months maximum £1000).

CCJs

1 in last 24 months (0 in 3), (maximum £1000 in 3-12 months, or maximum £2500 in last 13-24 months).

Mortgage Arrears (worst status)

1 in last 12 months (0 in 3);
3 in last 36 months.

All product's maximum loan size is £300,000 unless otherwise indicated.

Code	LTV	Rate Type	Initial Rate	Reversion Rate	ERCs	Product Fee	Product Features
RGA96	70%	Tracker	6.79% (LIBOR + 5.75%) for 2 years	7.14% (LIBOR + 6.10%)	3% year 1 2% year 2	£1,495	NA
RGA97	70%	Tracker	6.79% (LIBOR + 5.75%) for 2 years	7.14% (LIBOR + 6.10%)	3% year 1 2% year 2	£1,995	£250 Cashback, refund of Standard Valuation and Assessment fee (max £410)
RGA98	70%	Fixed	6.99% fixed until 30/06/2014	7.14% (LIBOR + 6.10%)	3% to 30/06/2013 2% to 30/06/2014	£1,995	NA
RGA99	70%	Fixed	7.14% fixed until 30/06/2015	7.14% (LIBOR + 6.10%)	3% to 30/06/2014 2% to 30/06/2015	£1,995	NA
RGB01	70%	Fixed	7.39% fixed until 30/06/2017	7.14% (LIBOR + 6.10%)	3% to 30/06/2014 2% to 30/06/2017	£1,995	NA
RGB02	70%	Fixed	7.14% fixed until 30/06/2014	7.14% (LIBOR + 6.10%)	3% to 30/06/2013 2% to 30/06/2014	£1,995	£250 Cashback, refund of Standard Valuation and Assessment fee (max £410)
RGB03	70%	Fixed	7.24% fixed until 30/06/2014	7.14% (LIBOR + 6.10%)	3% to 30/06/2013 2% to 30/06/2014	£2,295	£250 Cashback, free Standard Valuation and Assessment fee (max £410)
RGB04	75%	Tracker	6.99% (LIBOR + 5.95%) for 2 years	7.14% (LIBOR + 6.10%)	3% year 1 2% year 2	1.50%	Loan size £300,001 to £500,000.
RGB05	75%	Fixed	7.19% fixed until 30/06/2014	7.14% (LIBOR + 6.10%)	3% to 30/06/2013 2% to 30/06/2014	2.00%	Loan size £300,001 to £500,000.
RGB06	80%	Tracker	7.29% (LIBOR + 6.25%) for 2 years	7.14% (LIBOR + 6.10%)	3% year 1 2% year 2	£1,495	NA
RGB07	80%	Tracker	7.29% (LIBOR + 6.25%) for 2 years	7.14% (LIBOR + 6.10%)	3% year 1 2% year 2	£1,995	£250 Cashback, refund of Standard Valuation and Assessment fee (max £410)
RGB08	80%	Fixed	7.49% fixed until 30/06/2014	7.14% (LIBOR + 6.10%)	3% to 30/06/2013 2% to 30/06/2014	£1,995	NA
RGB09	80%	Fixed	7.64% fixed until 30/06/2015	7.14% (LIBOR + 6.10%)	3% to 30/06/2014 2% to 30/06/2015	£1,995	NA
RGB10	80%	Fixed	7.89% fixed until 30/06/2017	7.14% (LIBOR + 6.10%)	3% to 30/06/2014 2% to 30/06/2017	£1,995	NA
RGB11	80%	Fixed	7.64% fixed until 30/06/2014	7.14% (LIBOR + 6.10%)	3% to 30/06/2013 2% to 30/06/2014	£1,995	£250 Cashback, refund of Standard Valuation and Assessment fee (max £410)
RGB12	80%	Fixed	7.74% fixed until 30/06/2014	7.14% (LIBOR + 6.10%)	3% to 30/06/2013 2% to 30/06/2014	£2,295	£250 Cashback, free Standard Valuation and Assessment fee (max £410)

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Near Prime Home Owner Criteria

Loan

**Max loan: Up to
£1,000,000** (refer to product)

Min loan: £25,001

Max LTV: Up to 80%
(refer to product)

Min term: 5 Years

Max term: 30 Years

Applicant

Min age: 25

Max age: 65
(at end of mortgage)

Max no. of applicants: 2

Min earned income: £15,000
(Primary Applicant)

Notes

- Available in England, Wales and Scotland.
- Products are not portable.

General criteria

- **Products are only available to borrowers with a clear credit record for 3 months prior to application.**
- Capital and Interest repayment method or Interest Only repayment method allowed.
- Interest Only limited to 75% LTV only.
- Maximum LTV for flats and apartments 75%.

Additional Information

Fixed Rate

A fixed rate mortgage is one where the interest rate paid by a borrower is set at a specified rate (the fixed rate) for a set period (the fixed rate period). Precise Mortgages' fixed rate mortgage products have a fixed rate and a fixed rate period specific to each product. After the end of the fixed rate period, the borrower's interest rate will

be variable and usually linked to LIBOR and will change as described under the Tracker Rate section. Borrowers should be made aware that their payments may differ to those paid during the fixed period and may be higher if the reversionary rate is higher than the fixed rate.

Tracker Rate

A tracker rate mortgage is one where the borrower's interest rate varies with reference to any movements in a specified index rate; the rate payable will usually be at a discount from, or at a margin over, the index rate. Tracker products can either be at a pre-determined margin over the index rate for the lifetime of the mortgage (i.e. a lifetime tracker) or have a rate (sometimes at a discount from the index rate) which applies for an initial period followed by a reversionary rate for the remaining term of the mortgage (usually at a margin over

the index rate). Precise Mortgages' tracker rate products track three month LIBOR; although this varies on a daily basis Precise Mortgages set the index rate for the borrower's interest rate on a quarterly basis.

During a tracker period, if LIBOR is different on subsequent quarterly reset date, the borrower's rate of interest will increase or decrease based on the change in LIBOR.

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Distribution

We distribute our products through mortgage intermediaries on a direct basis and through the vast majority of networks, clubs and specialist distributors.

Procuration Fee

Precise Mortgage pay up to 0.50% procuration fee. As a guide we pay procuration fees to your chosen Network, Club or Packager within 10 working days. You may receive your payment sooner or later than 10 days depending on when your chosen submission route distribute their procuration fees to you.

LIBOR

Precise Mortgages will reset its LIBOR rate quarterly on 12th March, 12th June, 12th September and 12th December each year (or if such is not a Business Day, the previous Business Day).

Current Rate	Set On
1.04%	12/03/2012

Fees

Other fees

Telegraphic transfer fee	£35.00
Post offer product switch fee	£120.00

- Please refer to Tariff of Charges document for full details. A downloadable version is available on the Precise Mortgages website under 'Broker Literature'.
- All fees include VAT (where applicable)

Valuation and Assessment Fee Scale

Valuation Up To (£)	Standard Valuation and Assessment Fee	Homebuyers Valuation and Assessment Fee
£100,000	£305	£495
£150,000	£320	£550
£200,000	£355	£610
£250,000	£390	£670
£300,000	£410	£740
£350,000	£440	£785
£400,000	£475	£825
£450,000	£505	£875
£500,000	£535	£905
Greater than £500,000	Available on request	

- Once the valuation is carried out the valuation and assessment fee is non-refundable.

Intermediary Support: Freephone:

0800 116 4385

9.00am to 17.00pm (Monday to Friday)

Fax:

0800 131 3180

Email:

enquiries@precisemortgages.co.uk

We can provide literature in large print, Braille and audio tape. Please ask us for alternative literature if you need it.

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