

Applicants	
Applicant age	Minimum age 21, maximum 80 (at the end of the term)
Maximum number of applicants	2
Minimum gross income (primary applicant)	£15,000 per annum
Affordability	Our affordability model enables us to assess current and future affordability Most of the demographic data we use to assess affordability is electronically obtained
First time buyers	Allowed – up to maximum 80% LTV
Income	
Employed	Must be in current role for 6 months with 12 months' employment history required. Verified by 3 months' payslips and 3 months' bank statements
Self Employed	Minimum trading time 12 months. Verified using latest certified accounts OR SA302 OR accountant's certificate OR *NEW* Tax Calculation with corresponding Tax Year Overview (ACA/FCA, ACCA/FCCA, ACCIMA/FCIMA, CIPFA, ACMA qualification accepted). In addition we require – 3 months' personal bank statements & latest month's business bank statement 12 – 24 months of trading - up to 80% LTV Over 24 months of trading – up to 85% LTV
Contract Worker	Contract workers considered if 6 months of continuous service completed and 6 months of contract to run (not necessarily with same employer) In addition, we require 3 months' payslips and 3 months' bank statements
Lending into Retirement	We will lend up to age 80 (at the end of the term) as long as the applicant's retirement income supports the lending requested This information will be required on all applications: <ul style="list-style-type: none"> • Latest annual statement of pension(s) due on retirement or recent letter from pension provider(s) confirming the pension due on retirement • Evidence of the applicant's post-retirement income will be required. This may take the form of a pension statement.
Loan	
Minimum loan	£25,001
Maximum loan (varies by Loan to Value)	£400k up to 85%, £600k up to 80%, £800k up to 75%, £1m up to 70% (above £1m considered on referral)
Minimum term / Maximum term	5 years / 35 years
Nationality & Residency	
UK & EEA nationals	Full 3 year residential history required
Non EEA nationals (considered on a case-by-case basis)	Must be resident in the UK for the last 3 years and have permanent right to reside. Diplomatic immunity not allowed
Property	
Minimum valuation	£70k, except in London & South East where the minimum is £150k
Location	Mainland England, Wales & mainland Scotland (some Postcode exclusions apply)
Ex Local authority	Max 75% LTV
Tenure	
Leasehold	40 years unexpired at end of the term

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