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## Summary

Rates (5 Year Fixed)	<b>Rates bespoke to client profile</b>	
Maximum LTV%	<b>Maximum Net Loan</b> £250,000 £150,000 £75,000 £50,000 £25,000	<b>Maximum LTV inclusive of fees</b> 75% 85% 90% 95% 100%
Minimum and Maximum Loan	<b>£5,000 - £250,000</b>	
Maximum loan where 1st mortgage is interest only	<b>£100,000</b>	
Lender Fees	Up to £10,000 <b>£495</b> £10,001 and above <b>£1295</b>	
Maximum Broker Fee	<b>12.5%</b>	
Loan Terms Where the first charge is interest only the Oplo loan term must end before 1st mortgage expiry.	Minimum 36 Months Up to £10,000 <b>maximum 180 months</b> £10,001 and above <b>maximum 300 months</b> LTV > 95% maximum term 180 months	
Age	<b>21-70 years (at end of term)</b>	
3rd Charge	>75% LTV up to <b>£50,000</b> <75% LTV up to <b>£100,000</b>	

## General Criteria

### Income Criteria

- Minimum monthly net income from employment, Single £1300, Joint £1600
- Pension and benefit income accepted
- Income and expenditure required on applications and must meet our surplus cash requirements. These can be found in our packaging guide.
- We will accept overtime/bonus where it has been consistent. We will use the lower monthly average of the last tax year YTD or the last 3 monthly/4 weekly payslips. We may request month 12/wk. 52 payslip or P60 for previous tax year to demonstrate consistency. We do not accept annual or biannual bonus.
- All 2nd job incomes - minimum 6 months in role. Due consideration must be given to the sustainability of total hours worked.
- BTL properties that are self-funding can be ignored for affordability purposes. **Please see packaging guide for full details on completing I&E.** We require the AST and 3 months filtered bank statements to evidence.

### Credit Profile

- Not in active bankruptcy or IVA.
- Maximum 2 months current mortgage/secured loan arrears. Must have made most recent mortgage/secured loan payment.
- Applicants accepted with CCJ's, defaults, payday loans (subject to an approval in principle).
- No Debt Management cases.

### Employment Criteria

- Last 3 months' or 4 weeks' proof of income.
- Minimum time in job is 1 month provided there is 12-month continuous employment and in similar role.
- If the applicant has not been in continual employment for 12 months, they must have been in current role for 6 months and passed probation.
- Applicants in probation considered.
- To qualify for a loan in excess of £50K, applicant(s) must be in current role more than 6 months.
- Maximum 3 jobs in last 12 months.
- Self-Employed; Fixed Term Contractors; Sub-Contractors/CIS; Paid via Umbrella Company, Sole Traders, LTD company directors, LLP, Partners, Day rate contractors accepted to a max advance of £50,000. Please see Packaging Guide for income criteria requirements.

### Security Criteria

- No minimum property value.
- All construction types allowed.
- No restrictions on flats or maisonettes.
- Ex Local Authority properties accepted.
- Loans in England, Scotland, Wales and Northern Ireland (maximum loan in NI £50,000).
- CBTL only - max advance £50k, max LTV 80%.
- Shared ownership accepted up to £50,000 (England & Wales only).
- The remaining term of the lease shall be a minimum of 25 years from the start of the loan.
- Primary borrower/earner must be the registered owner of the property.

### Valuations

- |                       |   |
|-----------------------|---|
| <b>Advance Size</b>   | Acceptable Valuation Type   |
| <b>Up to £15,000</b>  | Hometrack - Full Val.<br>Confidence Level 4 - Minimum.<br>Purchase Price if purchased in the last 6 months.<br>Sold price comparable of similar properties.<br>RICS Valuation - Drive by or Full. |
| <b>Up to £50,000</b>  | Hometrack - Full Val -<br>Confidence Level 4 - Minimum.<br>Purchase Price if purchased in the last 6 months.<br>RICS Valuation - Drive by or Full.  |
| <b>Up to £250,000</b> | Hometrack - Full Val -<br>Confidence Level 5 - Minimum.<br>Purchase Price if purchased in the last 6 months.<br>RICS Valuation - Drive by or Full.  |

- Where the property was purchased within the last 6 months the purchase price should be used for LTV calculation.
- A drive by/full valuation completed by a RICS surveyor would supersede.

### Mortgage Referencing

- Consent of first mortgage lender not required on all loans up to £100,000.
- Evidence of first mortgage payment paid is required for applicants with no prior mortgage history.
- No Minimum mortgage history if previous mortgage on credit search.

### Outside of Criteria

Any applicant that falls outside of the above criteria, we would be happy to consider on a referral basis via [referral@myoplo.co.uk](mailto:referral@myoplo.co.uk)