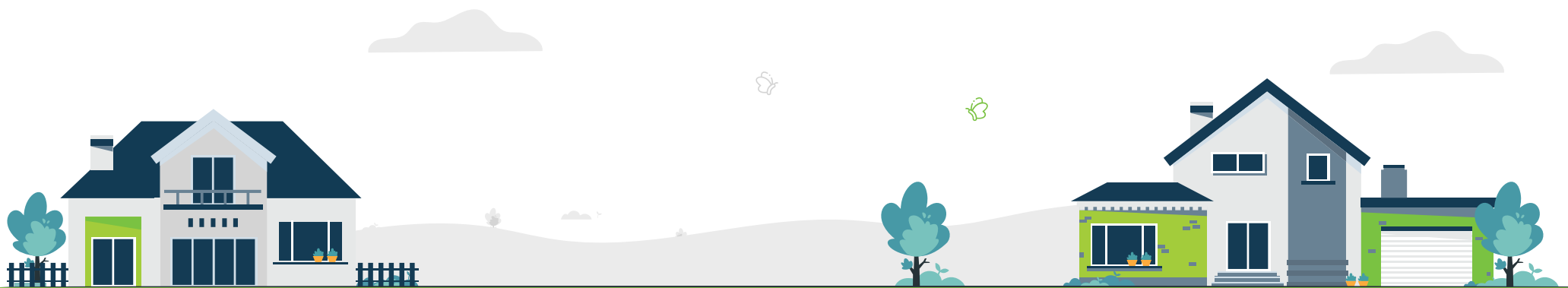


# Residential & Buy to Let Product Guide

Released March 2024

Spring Finance Administered Variable Rate (SAVR) is 13.70% as at 7th August 2023



**For Intermediaries Only**

**Spring Finance Limited, 3 Theobald Court, Theobald Street, Borehamwood, WD6 4RN**

Spring Finance is a trading name of Spring Finance Group Ltd (14088677), Spring Finance Ltd (03709012), SF11 Ltd (07731478), SF13 Ltd (08273729), and Spring Finance M1 Ltd (14111987) all of which are registered in England and whose registered office is 3 Theobald Court, Theobald Street, Borehamwood WD6 4RN.

Spring Finance Ltd is authorised and regulated by the Financial Conduct Authority. Firm reference number 300606.

# Residential | First Charge Products - remortgage only

## Product Guide - Prestige

LTV Bandings	Product	Prestige 1 Max 1 Demerits	Prestige 2 Max 2 Demerits	Maximum Gross Loan
<60%	2 Year Fixed	10.50%	10.90%	£100,000
	5 Year Fixed	11.05%	11.45%	
	Lifetime Tracker*	11.30%	11.70%	
60% - 70%	2 Year Fixed	10.75%	11.15%	
	5 Year Fixed	11.30%	11.70%	
	Lifetime Tracker*	11.55%	11.95%	
70% - 75%	2 Year Fixed	11.00%	11.40%	
	5 Year Fixed	11.55%	11.95%	
	Lifetime Tracker*	11.80%	12.20%	

\*Lifetime tracker rates follow the Spring Administered Variable Rate +/- a margin. Commission - 2.00% of net loan capped at £2,000.

## Demerits

Type	Definition	Eligibility
Mortgage /Secured Loans	• 1 unit per missed payment in last 12 months	<ul style="list-style-type: none"> <li>• 0 in last 3 months (if applicable)</li> <li>• Unencumbered properties accepted</li> <li>• Security and background properties assessed</li> </ul>
CCJ/Defaults	• 1 unit per CCJ/Default in last 12 months	<ul style="list-style-type: none"> <li>• Ignore accounts under £350</li> <li>• Max CCJ/Default limit £10,000 per item - refer if greater</li> </ul>
Unsecured Credit	• 1 unit per account where worst status is 3 or higher in last 6 months	<ul style="list-style-type: none"> <li>• Ignore accounts under £350</li> </ul>
IVA/DMP	• 1 unit per plan per applicant - missed payments in last 12 months treated as an additional demerit	<ul style="list-style-type: none"> <li>• Must have been in place for a minimum of 12 months</li> </ul>
Bankruptcies	-	-
Pay Day Loans (must be settled from loan advance)	-	<ul style="list-style-type: none"> <li>• None in last 6 months</li> <li>• max 2 in last 12</li> </ul>

## Early Repayment Charge

	Year 1	Year 2	Year 3	Year 4	Year 5
2 Year Fixed	2.00%	1.00%	-	-	-
5 Year Fixed	5.00%	4.00%	3.00%	2.00%	1.00%
Lifetime Tracker	1.00%	-	-	-	-

## Lender Fee

Loan Amount	Fee
<=£100,000	£1,595

## Reversion Rate

LTV	Rate
<70%	SAVR -0.10%
>=70%	SAVR +0.90%

# Residential | First Charge Products - remortgage only

## Product Guide - Core

LTV Bandings	Product	Core 1 Max 3 Demerits	Core 2 Max 4 Demerits	Core 3 4+ Demerits	Maximum Gross Loan
<60%	2 Year Fixed	11.40%	12.05%	13.00%	£100,000
	5 Year Fixed	11.85%	12.50%	13.45%	
	Lifetime Tracker*	12.10%	12.75%	13.70%	
60% - 70%	2 Year Fixed	11.65%	12.25%	13.25%	
	5 Year Fixed	12.10%	12.75%	13.70%	
	Lifetime Tracker*	12.35%	13.00%	13.95%	
70% - 75%	2 Year Fixed	11.90%	12.55%	-	
	5 Year Fixed	12.35%	13.00%	-	
	Lifetime Tracker*	12.60%	13.25%	-	

\*Lifetime tracker rates follow the Spring Administered Variable Rate +/- a margin. Commission - 2.00% of net loan capped at £2,000.

## Demerits

Type	Definition	Eligibility
Mortgage /Secured Loans	• 1 unit per missed payment in last 12 months	• Unencumbered properties accepted • Security property assessed
CCJ/Defaults	• 1 unit per CCJ/Default in last 12 months	• Ignore accounts under £350
Unsecured Credit	• 1 unit per account where worst status is 3 or higher in last 6 months	• Ignore accounts under £350
IVA/DMP	• 1 unit per plan per applicant - missed payments in last 12 months treated as an additional demerit	• Must have been in place for a minimum of 6 months
Bankruptcies	-	• Core 3 only. Refer to Packaging Guide for further information
Pay Day Loans (must be settled from loan advance)	-	• Refer if any in last 3 months, and/or 4 or more in the last 12 months

## Early Repayment Charge

	Year 1	Year 2	Year 3	Year 4	Year 5
2 Year Fixed	2.00%	1.00%	-	-	-
5 Year Fixed	5.00%	4.00%	3.00%	2.00%	1.00%
Lifetime Tracker	1.00%	-	-	-	-

## Lender Fee

Loan Amount	Fee
<=£100,000	£1,595

## Reversion Rate

LTV	Rate
<80%	SAVR +1.90%

The Loan		Self Employed Income		The Property	
Minimum Term	• 2 years	Minimum Trading Period	• 1 year	Location	• England, Wales and mainland Scotland only
Maximum Term	• 30 years	Evidence - Sole Trader	• 1 years HMRC tax calculation and supporting overview AND 3 most recent business bank statements to evidence still trading	Minimum Value	• £100,000
Repayment	• Capital repayment	Evidence - Limited Company/Partnership	• 1 years HMRC tax calculation and supporting overview AND signed accounts or accountants reference	Tenure	• Freehold or leasehold - subject to 75 years remaining at start of loan and 55 at end of term
Overpayments	• Up to 10% per annum. Overpayments exceeding 10% are subject to the relevant product early repayment charge			Hometrack	• Maximum gross loan £75,000 • Maximum property value £1,000,000
Loan Purpose	• All legal purposes considered. Loans for business purpose considered on referral • Loans for speculative purposes not accepted	<b>Contractor Income</b>		Hometrack Confidence Level	• Minimum confidence level 5 up to 65% LTV
Further Advances	• Considered after 6 months subject to account conduct • Commission will be paid on the new borrowing only	Income Calculation	• Day rate x 5 x 46	Hometrack Property Restrictions	• Not permitted on ex-local authority flats or maisonettes
<b>Employment and Income</b>		Minimum Time Contracting	• 3 months	Driveby Valuations	• Maximum gross loan £100,000 • Maximum property value £1,000,000
Minimum Income	• Minimum gross annual household income of £18,000 - £15,000 must be earned from employment and/or private pensions	Minimum Contract Remaining	• Evidence of renewal required if 1 month or less remaining on current contract	Driveby LTV	• Maximum LTV 65%
<b>Employed Income</b>		Gaps Allowed	• 4 weeks in the last 12 months	Driveby Property Restrictions	• Not permitted on flats or maisonettes
Time Employed	• 3 months history required. Probation considered subject to evidence of previous employment	Evidence	• Contract and 3 most recent payslips, invoices or bank statements	Internal Valuation	• Required where an application fails Hometrack or Driveby criteria
Evidence	• 3 most recent payslips	<b>Construction Industry Scheme (CIS)</b>		<b>Mortgage Information</b>	
Bonus/Commission /Over-time	• 100% if evidenced on all payslips. Annual bonus considered on referral subject to 2 years evidence	Minimum Time in Role	• 3 months	Mortgage Reference/ Payment Profile	• Equifax accepted providing no arrangement recorded in the last 12 months, or a succession of 6's or a default
Shift/Car/Location Allowance	• 100% if received across all payslips	Evidence	• 3 most recent remittance slips AND bank statements		
Maternity Pay	• Company and statutory maternity pay considered on referral	<b>Pension Income</b>			
		State and Private	• 3 most recent remittance slips or bank statements		
		<b>Benefit Income</b>			
		Child Tax Credit/Child Benefit	• Accepted for children aged 16 or under at the start of the loan - subject to a plausible explanation for any future changes in income, award letter and 3 most recent bank or government gateway statements		
		Other Benefit Income	• Refer to Packaging Guide for further information on acceptable benefit incomes		

## Product Guide - Prestige

LTV Bandings	Product	Prestige 1 Max 1 Demerits	Prestige 2 Max 2 Demerits	Maximum Gross Loan
<60%	2 Year Fixed	10.50%	10.90%	£200,000
	5 Year Fixed	11.05%	11.45%	
	Lifetime Tracker*	11.30%	11.70%	
60% - 70%	2 Year Fixed	10.75%	11.15%	
	5 Year Fixed	11.30%	11.70%	
	Lifetime Tracker*	11.55%	11.95%	
70% - 75%	2 Year Fixed	11.00%	11.40%	£150,000
	5 Year Fixed	11.55%	11.95%	
	Lifetime Tracker*	11.80%	12.20%	
75% - 80% - LTV calculated on redemption figure	2 Year Fixed	11.45%	11.75%	£75,000
	5 Year Fixed	12.00%	12.30%	
	Lifetime Tracker*	12.25%	12.45%	

\*Lifetime tracker rates follow the Spring Administered Variable Rate +/- a margin.  
Commission - 2.00% of net loan capped at £2,000.

## Demerits

Type	Definition	Eligibility
Mortgage /Secured Loans	• 1 unit per missed payment in last 12 months	<ul style="list-style-type: none"> <li>• 0 in last 3 months</li> <li>• 6 months minimum mortgage history</li> <li>• Security and background properties assessed</li> </ul>
CCJ/Defaults	• 1 unit per CCJ/Default in last 12 months	<ul style="list-style-type: none"> <li>• Ignore accounts under £350</li> <li>• Max CCJ/Default limit £10,000 per item - refer if greater</li> </ul>
Unsecured Credit	• 1 unit per account where worst status is 3 or higher in last 6 months	• Ignore accounts under £350
IVA/DMP	• 1 unit per plan per applicant - missed payments in last 12 months treated as an additional demerit	• Must have been in place for a minimum of 12 months
Bankruptcies	-	-
Pay Day Loans (must be settled from loan advance)	-	<ul style="list-style-type: none"> <li>• None in last 6 months</li> <li>- max 2 in last 12</li> </ul>

## Early Repayment Charge

	Year 1	Year 2	Year 3	Year 4	Year 5
2 Year Fixed	2.00%	1.00%	-	-	-
5 Year Fixed	5.00%	4.00%	3.00%	2.00%	1.00%
Lifetime Tracker	1.00%	-	-	-	-

## Lender Fee

Loan Amount	Fee
<=£50,000	£1,195
<=£200,000	£1,495

## Reversion Rate

LTV	Rate
<70%	SAVR - 0.10%
>=70%	SAVR +0.90%

## Product Guide - Core

LTV Bandings	Product	Core 1 Max 3 Demerits	Core 2 Max 4 Demerits	Core 3 4+ Demerits	Maximum Gross Loan
<60%	2 Year Fixed	11.40%	12.05%	13.00%	£200,000 (£100,000 max on Core 3)
	5 Year Fixed	11.85%	12.50%	13.45%	
	Lifetime Tracker*	12.10%	12.75%	13.70%	
60% - 70%	2 Year Fixed	11.65%	12.25%	13.25%	£150,000
	5 Year Fixed	12.10%	12.75%	13.70%	
	Lifetime Tracker*	12.35%	13.00%	13.95%	
70% - 75%	2 Year Fixed	11.90%	12.55%	-	£75,000
	5 Year Fixed	12.35%	13.00%	-	
	Lifetime Tracker*	12.60%	13.25%	-	
75% - 80% - LTV calculated on redemption figure	2 Year Fixed	12.25%	-	-	£75,000
	5 Year Fixed	12.70%	-	-	
	Lifetime Tracker*	12.95%	-	-	

\*Lifetime tracker rates follow the Spring Administered Variable Rate +/- a margin.  
Commission - 2.00% of net loan capped at £2,000.

## Demerits

Type	Definition	Eligibility
Mortgage /Secured Loans	• 1 unit per missed payment in last 12 months	• 3 months minimum mortgage history • Security property assessed
CCJ/Defaults	• 1 unit per CCJ/Default in last 12 months	• Ignore accounts under £350
Unsecured Credit	• 1 unit per account where worst status is 3 or higher in last 6 months	• Ignore accounts under £350
IVA/DMP	• 1 unit per plan per applicant - missed payments in last 12 months treated as an additional demerit	• Must have been in place for a minimum of 6 months
Bankruptcies	-	• Core 3 only. Refer to Packaging Guide for further information
Pay Day Loans (must be settled from loan advance)	-	• Refer if any in last 3 months, and/or 4 or more in the last 12 months

## Early Repayment Charge

	Year 1	Year 2	Year 3	Year 4	Year 5
2 Year Fixed	2.00%	1.00%	-	-	-
5 Year Fixed	5.00%	4.00%	3.00%	2.00%	1.00%
Lifetime Tracker	1.00%	-	-	-	-

## Lender Fee

Loan Amount	Fee
<=£50,000	£1,195
<=£200,000	£1,495

## Reversion Rate

LTV	Rate
<80%	SAVR +1.90%

The Loan		Self Employed Income		The Property	
Minimum Term	• 2 years	Minimum Trading Period	• 1 year	Location	• England, Wales and mainland Scotland only
Maximum Term	• 30 years	Evidence - Sole Trader	• 1 years HMRC tax calculation and supporting overview AND 3 most recent business bank statements to evidence still trading	Minimum Value	• £100,000
Repayment	• Capital repayment	Evidence - Limited Company/Partnership	• 1 years HMRC tax calculation and supporting overview AND signed accounts or accountants reference	Tenure	• Freehold or leasehold - subject to 75 years remaining at start of loan and 55 at end of term
Overpayments	• Up to 10% per annum. Overpayments exceeding 10% are subject to the relevant product early repayment charge			Hometrack	• Maximum gross loan £75,000 • Maximum property value £1,000,000
Loan Purpose	• All legal purposes considered. Loans for business purpose considered on referral • Loans for speculative purposes not accepted	<b>Contractor Income</b>		Hometrack Confidence Level	• Minimum confidence level 5 up to 65% LTV
Further Advances	• Considered after 6 months subject to account conduct • Commission will be paid on the new borrowing only	Income Calculation	• Day rate x 5 x 46	Hometrack Property Restrictions	• Not permitted on ex-local authority flats or maisonettes
<b>Employment and Income</b>		Minimum Time Contracting	• 3 months	Driveby Valuations	• Maximum gross loan £100,000 • Maximum property value £1,000,000
Minimum Income	• Minimum gross annual household income of £18,000 - £15,000 must be earned from employment and/or private pensions	Minimum Contract Remaining	• Evidence of renewal required if 1 month or less remaining on current contract	Driveby LTV	• Maximum LTV 65%
<b>Employed Income</b>		Gaps Allowed	• 4 weeks in the last 12 months	Driveby Property Restrictions	• Not permitted on flats or maisonettes
Time Employed	• 3 months history required. Probation considered subject to evidence of previous employment	Evidence	• Contract and 3 most recent payslips, invoices or bank statements	Internal Valuation	• Required where an application fails Hometrack or Driveby criteria
Evidence	• 3 most recent payslips	<b>Construction Industry Scheme (CIS)</b>		<b>Mortgage Information</b>	
Bonus/Commission /Over-time	• 100% if evidenced on all payslips. Annual bonus considered on referral subject to 2 years evidence	Minimum Time in Role	• 3 months	1st Mortgage Balance	• LTV calculated on balance outstanding where LTV is below 75%. Redemption figure used where LTV is over 75%
Shift/Car/Location Allowance	• 100% if received across all payslips	Evidence	• 3 most recent remittance slips AND bank statements	Mortgage Reference/ Payment Profile	• Equifax accepted providing no arrangement recorded in the last 12 months, or a succession of 6s
Maternity Pay	• Company and statutory maternity pay considered on referral	<b>Pension Income</b>		Consent	• Required in favour of Spring Finance Ltd if applicable. We may consider lending where consent has been declined
		State and Private	• 3 most recent remittance slips or bank statements		
		<b>Benefit Income</b>			
		Child Tax Credit/Child Benefit	• Accepted for children aged 16 or under at the start of the loan - subject to a plausible explanation for any future changes in income, award letter and 3 most recent bank or government gateway statements		
		Other Benefit Income	• Refer to Packaging Guide for further information on acceptable benefit incomes		

## Product Guide - Buy to Let

LTV Bandings	Product	BTL 0 Max 0 Demerits	BTL 1 Max 1 Demerits	Maximum Gross Loan
<60%	2 Year Fixed	11.10%	11.40%	£150,000
	5 Year Fixed	11.65%	11.95%	
	Lifetime Tracker*	11.90%	12.20%	
60% - 70%	2 Year Fixed	11.35%	11.65%	£100,000
	5 Year Fixed	11.90%	12.20%	
	Lifetime Tracker*	12.15%	12.45%	
70% - 75%	2 Year Fixed	11.70%	-	£75,000
	5 Year Fixed	12.25%	-	
	Lifetime Tracker*	12.50%	-	

LTV Bandings	Product	BTL Core Max 3 Demerits	Maximum Gross Loan
<65%	2 Year Fixed	11.95%	£75,000
	5 Year Fixed	12.50%	
	Lifetime Tracker*	12.75%	

\*Lifetime tracker rates follow the Spring Administered Variable Rate +/- a margin. Commission - 2.00% of net loan capped at £2,000.

## Demerits

Type	Definition	Prestige Eligibility	Core Eligibility
Mortgage /Secured Loans	• 1 unit per missed payment in last 12 months	• 6 months minimum mortgage history • Security property assessed	• 3 months minimum mortgage history • Security property assessed
CCJ/Defaults	• 1 unit per CCJ/Default in last 12 months	• Ignore accounts under £350 • Max CCJ/Default limit £10,000 per item - refer if greater	• Ignore accounts under £350
Unsecured Credit	• 1 unit per account where worst status is 3 or higher in last 6 months	• Ignore accounts under £350	• Not assessed
IVA/DMP	• 1 unit per plan per applicant - missed payments in last 12 months treated as an additional demerit	• Must have been in place for a minimum of 12 months	• Must have been in place for a minimum of 6 months
Bankruptcies	-	-	• Core 3 only. Refer to Packaging Guide for further information
Pay Day Loans (must be settled from loan advance)	-	• None in last 6 months - max 2 in last 12	• Refer if any in last 3 months, and/or 4 or more in the last 12 months

## Early Repayment Charge

	Year 1	Year 2	Year 3	Year 4	Year 5
2 Year Fixed	2.00%	1.00%	-	-	-
5 Year Fixed	5.00%	4.00%	3.00%	2.00%	1.00%
Lifetime Tracker	1.00%	-	-	-	-

## Lender Fee

Fee
2.50% of net loan subject to a minimum fee of £1,195

## Reversion Rate

LTV	Rate
<70%	SAVR +0.90%
>=70%	SAVR +1.40%
BTL Core 65%	SAVR +1.40%



The Loan		Income		Mortgage Information	
Minimum Term	• 2 years	Income	• Evidence of income required on all cases	1st Mortgage Balance	• LTV calculated on balance outstanding
Maximum Term	• 30 years	Employed	• Latest payslip required	Mortgage Reference/ Payment Profile	• Equifax accepted providing no arrangement recorded in the last 12 months, or a succession of 6's
Repayment	• Capital repayment or interest only	Self-Employed	• Latest tax return and overview required	Consent	• Required in favour of Spring Finance Ltd if applicable. We may consider lending where consent has been declined
Overpayments	• Up to 10% per annum. Overpayments exceeding 10% are subject to the relevant product early repayment charge	Pension	• Latest remittance slip or bank statement required		
Loan Purpose	• All legal purposes considered. Loans for business purpose considered on referral • Loans for speculative purposes not accepted	The Property			
Further Advances	• Considered after 6 months subject to account conduct • Commission will be paid on the new borrowing only	Location	• England, Wales and mainland Scotland only		
		Minimum Value	• £100,000		
		Tenure	• Freehold or leasehold - subject to 75 years remaining at start of loan and 55 at end of term		
		Energy Performance Certificate (EPC)	• Minimum EPC rating of E or above - unless the property is exempt from the regulations		
		Driveby Valuations	• Maximum gross loan £100,000 • Maximum property value £1,000,000		
		Driveby LTV	• Maximum LTV 65%		
Employment and Income		Driveby Property Restrictions	• Not permitted on Flats or maisonettes		
Minimum Income	• Minimum gross annual income £18,000 for the 1st applicant - £15,000 must be earned from employment and/or private pensions	Internal Valuation	• Required where an application fails Driveby criteria		
Affordability					
Rental Coverage	• Assessed on the lower valuer of the AST or valuers rental assessment. We may consider applying a 10% uplift to the valuers assessment where the AST supports the higher figure				
Debt Service Cover Ratio (DSCR)	• 125% DSCR required for low rate tax payers • 145% DSCR required for high rate tax payers • 155% DSCR required for additional rate tax payers • 145% DSCR required for HMO/AirBNB/Holiday Lets				
Income Top Up	• Personal income can be used to support debt service cover ratio subject to a minimum DSCR of 130% - subject to a full I&E on the applicants residential property				