

Residential product range.

July 2011: issue 9

Credit Status	Mortgage Arrears	None in last 12 months			
	CCJs / Defaults	None in last 36 months			
	Bankruptcy Order / IVA	None			
Maximum LTV		65%	75%	80%	
1 year discount	Initial rate	4.68%	5.18%	5.68%	
	Completion fee*	£1,499			
2 year discount	Initial rate	3.68%			
	Completion fee*	£999			
2 year fixed	Initial rate	4.48%	4.98%	4.98%	
	Completion fee*	£1,499		£1,999	
3 year fixed	Initial rate	4.78%	5.28%	5.78%	
	Completion fee*	£999			
5 year fixed	Initial rate	4.98%	5.48%	5.98%	
	Completion fee*	£999			
Reversion rate		4.98% AMR+ 0.00%	5.48% AMR+ 0.50%	5.73% AMR+ 0.75%	
Term variable rate	Initial rate	4.28% AMR- 0.70%	4.78% AMR- 0.20%	5.28% AMR+ 0.30%	
	Completion fee*	£999			
Aldermore Managed Rate (AMR)	4.98%				
Broker fee (all products)	0.40%				
Early repayment charges	Year 1	Year 2	Year 3	Year 4	Year 5
1 year discount	5%				
2 year discount	5%	4%			
2 year fixed	5%	4%			
3 year fixed	5%	4%	3%		
5 year fixed	5%	4%	3%	2%	2%
Term variable rate	3%	2%	1%		
Overpayments of up to £5,000 can be made in any 12 month period without incurring an early repayment charge.					
Valuation fees					
Property value		Standard valuation fee			
£75,000 - £100,000		£255.00			
£100,001 - £150,000		£290.00			
£150,001 - £200,000		£330.00			
£200,001 - £300,000		£405.00			
£300,001 - £400,000		£475.00			
£400,001 - £500,000		£540.00			
£500,001 - £600,000		£595.00			
£600,001 - £700,000		£655.00			
£700,001 - £800,000		£710.00			
£800,001 - £1,000,000		£765.00			
£1,000,001 - plus		£955.00			
Where a more detailed report is required, the Valuer will collect the additional fee direct from the applicants. The valuation fee is not refundable once the valuation has been carried out.					

*Completion fees will be deducted from advance on completion & cannot be added to loan.

Free legal fees for remortgages available on ALL products

Residential criteria

Purpose

Purchase or Remortgage

Repayment Types

Repayment
Interest only

Term

Minimum 10 years
Maximum 35 years

Loan Size

Minimum loan £25,000
Maximum loan £1,000,000 to 75% LTV, £400,000 to 80% LTV

Note: Aldermore will require legal representation on loans above £400,000 through its nominated Solicitor at a cost of £360 including 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.

Existing Mortgage

Proof of conduct required for all mortgages

Maximum Applicants

2

Minimum Age

21 years (first time buyer 25 years)

Maximum Age

70 years at end of mortgage term (The maximum mortgage term cannot extend beyond the stated retirement date.)

Income

Minimum income £10,000
Affordability-based income calculation

Employment/Self Employment

Employed – minimum 12 months history (last 3 in the same occupation)
Self employed – minimum trading period 2 years

Income Verification

Employed – P60 and last 3 months payslips (or employers reference)
Self Employed – SA302 or certified accounts covering the last 2 years
Retired – in receipt of personal / company pension income
State benefits are not acceptable

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 and newly converted flats, freehold flats and Ex Local Authority flats are not accepted
Non-standard construction are not accepted

Credit Status	Mortgage Arrears	None	
	CCJs / Defaults	None	
	Bankruptcy Order / IVA	None	
Maximum LTV		65%	75%
2 year discount	Initial rate	4.98%	5.68%
	Completion fee*	2.00%	
2 year fixed	Initial rate	5.68%	5.88%
	Completion fee*	2.50%	
3 year fixed	Initial rate	5.68%	5.88%
	Completion fee*	2.00%	
5 year fixed	Initial rate	5.68%	5.88%
	Completion fee*	£1,999	
Reversion rate		5.48% AMR+ 0.50%	5.98% AMR+ 1.00%
Term variable rate	Initial rate	4.98% AMR+ 0.00%	5.28% AMR+ 0.30%
	Completion fee*	2.00%	
Term variable rate Limited Edition	Initial rate	4.68% AMR- 0.30%	4.98% AMR+ 0.00%
	Completion fee*	2.75%	

Aldermore Managed Rate (AMR)	4.98%
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Broker fee (all products)	0.40%
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Early repayment charges	Year 1	Year 2	Year 3	Year 4	Year 5
2 year discount	5%	4%			
2 year fixed	5%	4%			
3 year fixed	5%	4%	3%		
5 year fixed	5%	4%	3%	2%	2%
Term variable rate	3%	2%	1%		

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

Valuation fees	
Property value	Standard valuation fee
£75,000 - £100,000	£330.00
£100,001 - £150,000	£365.00
£150,001 - £200,000	£405.00
£200,001 - £300,000	£480.00
£300,001 - £400,000	£550.00
£400,001 - £500,000	£615.00
£500,001 - £600,000	£670.00
£600,001 - £700,000	£730.00
£700,001 - £800,000	£785.00
£800,001 - £1,000,000	£840.00
£1,000,001 - plus	£1,030.00

Where a more detailed report is required, the Valuer will collect the additional fee direct from the applicants. The valuation fee is not refundable once the valuation has been carried out.

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

Free legal fees for remortgages available on ALL products

Buy to Let criteria

Purpose

Purchase or Remortgage

Repayment Types

Repayment
Interest only

Term

Minimum 10 years
Maximum 35 years

Loan Size

Minimum loan £25,000
Maximum loan £600,000 to 75% LTV

Note: Aldermore will require legal representation on loans above £400,000 through its nominated Solicitor at a cost of £360 including 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.

Existing Mortgage

Proof of conduct required for all mortgages

Maximum Applicants

2

Minimum Age

21 years (first time landlords 25 years)

Maximum Age

85 years at end of mortgage term

Rental Calculation

Rental coverage 125% at the product pay rate or reversion rate (whichever is higher)

Income

Minimum earned income £25,000 (single or joint)

Employment/Self Employment

Employed – minimum 12 months history (last 3 in the same occupation)

Self employed – minimum trading period 2 years

Income Verification

Employed – P60 and last 3 months payslips (or employers reference)

Self Employed – SA302 or certified accounts covering the last 2 years

Retired – in receipt of personal / company pension income

State benefits are not acceptable

Remortgage Only Products.

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No valuation fees. No legal fees. No completion fees.

Residential product range

Credit Status	Mortgage Arrears	None in last 12 months		
	CCJs / Defaults	None in last 36 months		
	Bankruptcy Order / IVA	None		
Maximum LTV		65%	75%	80%

3 year fixed	Initial rate	5.83%		
	Completion fee*	£0		

Reversion rate	4.98% AMR+ 0.00%	5.48% AMR+ 0.50%	5.73% AMR+ 0.75%
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Term variable rate	Initial rate	5.33% AMR+ 0.35%		
	Completion fee*	£0		

Buy to Let product range

Credit Status	Mortgage Arrears	None		
	CCJs / Defaults	None		
	Bankruptcy Order / IVA	None		
Maximum LTV		65%	75%	

5 year fixed	Initial rate	6.28%	6.48%
	Completion fee*	£0	

Reversion rate	5.48% AMR+ 0.50%	5.98% AMR+ 1.00%
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Term variable rate	Initial rate	5.88% AMR+ 0.90%	
	Completion fee*	£0	

Aldermore Managed Rate (AMR)	4.98%
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Broker fee (all products)	0.40%
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Early repayment charges	Year 1	Year 2	Year 3	Year 4	Year 5
3 year fixed	5%	4%	3%		
5 year fixed	5%	4%	3%	2%	2%
Term variable rate	3%	2%	1%		

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

Standard criteria applies - please refer to the Residential and/or Buy to Let pages for full details.

*£30 electronic transfer fee applies.