

Every client has different needs. Your clients come to you because you'll find a solution that fits their needs, not a lender's.

Brokers come to us because we understand this and don't adopt a one-size-fits-all approach. Each and every application you make through us is assessed on its individual merits.

While we can't lend to everyone, our team will work with you to understand your client and what we may be able to do for them, helping you to find solutions. You can find our full residential lending criteria at www.clydesdalebankintermediaries.co.uk/criteria

Residential factsheet

Key criteria at a glance

- We'll consider most types of property – just ask
- We can lend up to 90% on new build houses and up to 80% on new build flats
- Our lending is based on income and affordability
- We have products available up to 90% LTV on purchases from £80k up to £750k
- We have products for First Time Buyers including up to 95% LTV
- We'll consider mixing different types of products – like fixed and offset – on a single application with only one arrangement fee payable.

Who can apply and what income evidence will they need?

- Employed and self-employed individuals
- Directors with less than 25% shareholding are treated as employed, so we only need to see one payslip
- Directors with shareholding of 25% or more – lending is based on net profit before tax and director's remuneration averaged over two years
- Sole Traders/Partnerships – share of Net Profit over 2 years
- Self-employed individuals – we assess income based on a 2 year average or the latest year if lower, however we require the last 3 years financial figures
- Contractors – we'll gross the 12 month average contract rate by 46 weeks.

How do we assess affordability?

- We'll undertake an affordability assessment of your client's income in relation to their overall debt
- The amount we lend is based on assessing affordability by taking into account income, regular commitments and living expenses
- Subject to affordability assessment we can offer mortgages up to 5x income. For applications >4.5 up to a maximum of 5x income we would recommend an initial discussion with your Relationship Partner to consider the overall proposition.

Interest Only

- From £80,000 (LTV limits apply)
- We allow a wide range of repayment vehicles

Mortgages for First Time Buyers

- Up to 95% LTV
- From £80k up to £500k
- We will consider any applicant who has not had a mortgage in the last 12 months as a First Time Buyer.

Flexible Offset

- Offset credit balances are used to reduce the overall interest charged on the Offset mortgage
- Clients save money on interest payments, allowing them to pay their repayment mortgage off early. Clients with an interest only mortgage can reduce the capital amount of their mortgage
- Offset a combination of up to six eligible Clydesdale Bank personal current and savings accounts
- Sole Traders or Simple Partnerships can offset their business accounts
- If your client only wishes to open one eligible offset account, we require this to be a current account.

Get in touch

For Case Updates, please access our Case Tracker via the 'My applications' section of our online application. Please refer to the Case Tracker User Guide for guidance on how to track applications. If you don't find what you need you can call us on 0800 678 3066.

Lending policy and new business enquiries: 0800 085 2846.

www.clydesdalebankintermediaries.co.uk

Clydesdale Bank Intermediary Mortgages. Solutions as individual as your clients.

**All loans are subject to status and applicants must be aged 18 years or over. Security is required.
Not available for business purposes.**