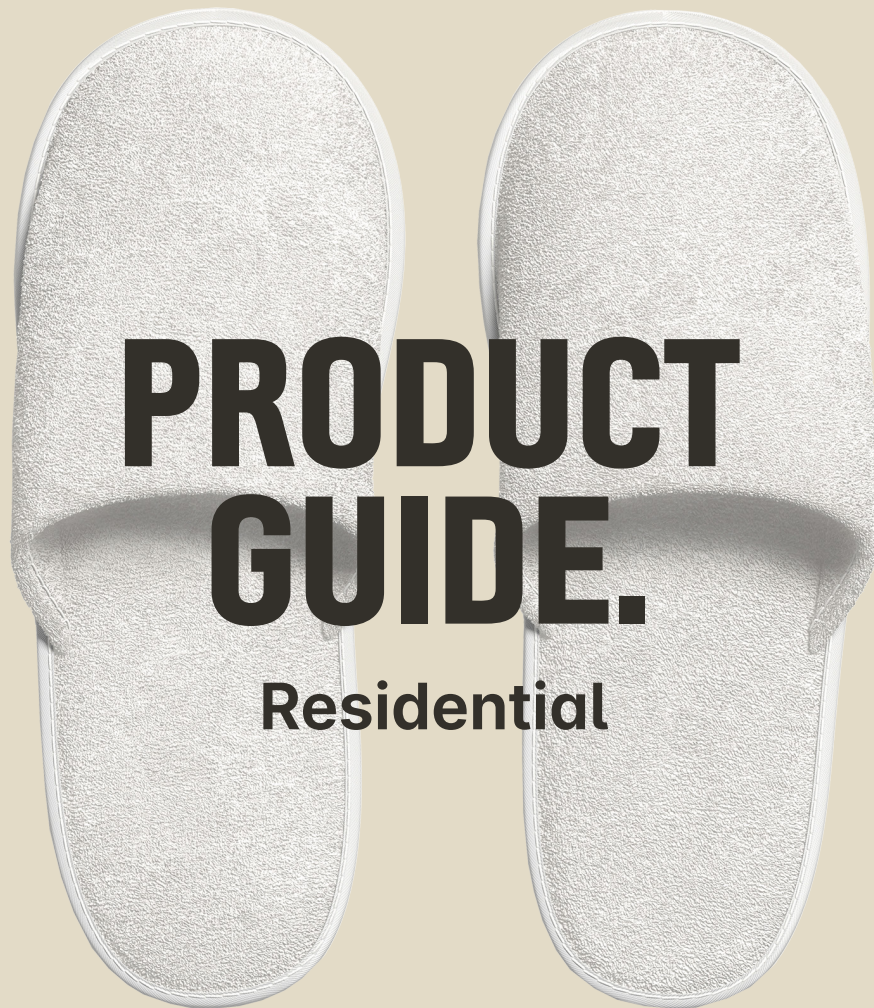


Intermediaries only.
Correct as of: 19 March 2024



PRODUCT GUIDE.

Residential

PRECISE.

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TIER 1 PRODUCTS.

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product code	
							Core	DMP
70%	2-year fixed	5.89%	£995		4%, 3%	BBR + 3.50%	CAW96	DMS29
		6.34%	No fee	Refund of valuation (max £630), £300 cashback			CAX45	DMS77
	5-year fixed	5.54%	£995		4%, 4%, 3%, 3%, 2%	BBR + 3.50%	CAW97	DMS30
		5.74%	No fee	Refund of valuation (max £630), £300 cashback			CAX46	DMS78
75%	2-year fixed	5.99%	£995		4%, 3%	BBR + 3.50%	CAW98	DMS31
		6.44%	No fee	Refund of valuation (max £630), £300 cashback			CAX47	DMS79
	5-year fixed	5.64%	£995		4%, 4%, 3%, 3%, 2%	BBR + 3.50%	CAW99	DMS32
		5.84%	No fee	Refund of valuation (max £630), £300 cashback			CAX48	DMS80
80%	2-year fixed	6.29%	£995		4%, 3%	BBR + 4.00%	CAX01	DMS33
		6.74%	No fee	Refund of valuation (max £630), £300 cashback			CAX49	DMS81
	5-year fixed	5.94%	£995		4%, 4%, 3%, 3%, 2%	BBR + 4.00%	CAX02	DMS34
		6.14%	No fee	Refund of valuation (max £630), £300 cashback			CAX50	DMS82
85%	2-year fixed	6.69%	£995		4%, 3%	BBR + 4.00%	CAX03	DMS35
		7.14%	No fee	Refund of valuation (max £630), £300 cashback			CAX51	DMS83
	5-year fixed	6.24%	£995		4%, 4%, 3%, 3%, 2%	BBR + 4.00%	CAX04	DMS36
		6.44%	No fee	Refund of valuation (max £630), £300 cashback			CAX52	DMS84

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TIER 2 PRODUCTS.

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product code	
							Core	DMP
70%	2-year fixed	6.09%	£995		4%, 3%	BBR + 3.50%	CAX07	DMS39
		6.54%	No fee	Refund of valuation (max £630), £300 cashback			CAX55	DMS87
	5-year fixed	5.74%	£995		4%, 4%, 3%, 3%, 2%	BBR + 3.50%	CAX08	DMS40
		5.94%	No fee	Refund of valuation (max £630), £300 cashback			CAX56	DMS88
75%	2-year fixed	6.19%	£995		4%, 3%	BBR + 3.50%	CAX09	DMS41
		6.64%	No fee	Refund of valuation (max £630), £300 cashback			CAX57	DMS89
	5-year fixed	5.84%	£995		4%, 4%, 3%, 3%, 2%	BBR + 3.50%	CAX10	DMS42
		6.04%	No fee	Refund of valuation (max £630), £300 cashback			CAX58	DMS90
80%	2-year fixed	6.49%	£995		4%, 3%	BBR + 4.00%	CAX11	DMS43
		6.94%	No fee	Refund of valuation (max £630), £300 cashback			CAX59	DMS91
	5-year fixed	6.14%	£995		4%, 4%, 3%, 3%, 2%	BBR + 4.00%	CAX12	DMS44
		6.34%	No fee	Refund of valuation (max £630), £300 cashback			CAX60	DMS92
85%	2-year fixed	6.89%	£995		4%, 3%	BBR + 4.00%	CAX13	DMS45
		7.34%	No fee	Refund of valuation (max £630), £300 cashback			CAX61	DMS93
	5-year fixed	6.44%	£995		4%, 4%, 3%, 3%, 2%	BBR + 4.00%	CAX14	DMS46
		6.64%	No fee	Refund of valuation (max £630), £300 cashback			CAX62	DMS94

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TIER 3 PRODUCTS.

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product code	
							Core	DMP
70%	2-year fixed	6.39%	£995		4%, 3%	BBR + 4.00%	CAX17	DMS49
		6.84%	No fee	Refund of valuation (max £630), £300 cashback			CAX65	DMS97
	5-year fixed	6.24%	£995		4%, 4%, 3%, 3%, 2%	BBR + 4.00%	CAX18	DMS50
		6.44%	No fee	Refund of valuation (max £630), £300 cashback			CAX66	DMS98
75%	2-year fixed	6.59%	£995		4%, 3%	BBR + 4.00%	CAX19	DMS51
		7.04%	No fee	Refund of valuation (max £630), £300 cashback			CAX67	DMS99
	5-year fixed	6.44%	£995		4%, 4%, 3%, 3%, 2%	BBR + 4.00%	CAX20	DMS52
		6.64%	No fee	Refund of valuation (max £630), £300 cashback			CAX68	DMT01
80%	2-year fixed	6.89%	£995		4%, 3%	BBR + 4.50%	CAX21	DMS53
		7.34%	No fee	Refund of valuation (max £630), £300 cashback			CAX69	DMT02
	5-year fixed	6.74%	£995		4%, 4%, 3%, 3%, 2%	BBR + 4.50%	CAX22	DMS54
		6.94%	No fee	Refund of valuation (max £630), £300 cashback			CAX70	DMT03
85%	2-year fixed	7.29%	£995		4%, 3%	BBR + 4.50%	CAX23	DMS55
		7.74%	No fee	Refund of valuation (max £630), £300 cashback			CAX71	DMT04
	5-year fixed	7.04%	£995		4%, 4%, 3%, 3%, 2%	BBR + 4.50%	CAX24	DMS56
		7.24%	No fee	Refund of valuation (max £630), £300 cashback			CAX72	DMT05

PRECISE.

TIER 4 PRODUCTS.

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product code	
							Core	DMP
70%	2-year fixed	6.59%	£995		4%, 3%	BBR + 4.00%	CAX27	DMS59
		7.04%	No fee	Refund of valuation (max £630), £300 cashback			CAX75	DMT08
	5-year fixed	6.44%	£995		4%, 4%, 3%, 3%, 2%	BBR + 4.00%	CAX28	DMS60
		6.64%	No fee	Refund of valuation (max £630), £300 cashback			CAX76	DMT09
75%	2-year fixed	6.79%	£995		4%, 3%	BBR + 4.00%	CAX29	DMS61
		7.24%	No fee	Refund of valuation (max £630), £300 cashback			CAX77	DMT10
	5-year fixed	6.64%	£995		4%, 4%, 3%, 3%, 2%	BBR + 4.00%	CAX30	DMS62
		6.84%	No fee	Refund of valuation (max £630), £300 cashback			CAX78	DMT11
80%	2-year fixed	7.09%	£995		4%, 3%	BBR + 4.50%	CAX31	DMS63
		7.54%	No fee	Refund of valuation (max £630), £300 cashback			CAX79	DMT12
	5-year fixed	6.94%	£995		4%, 4%, 3%, 3%, 2%	BBR + 4.50%	CAX32	DMS64
		7.14%	No fee	Refund of valuation (max £630), £300 cashback			CAX80	DMT13
85%	2-year fixed	7.49%	£995		4%, 3%	BBR + 4.50%	CAX33	DMS65
		7.94%	No fee	Refund of valuation (max £630), £300 cashback			CAX81	DMT14
	5-year fixed	7.24%	£995		4%, 4%, 3%, 3%, 2%	BBR + 4.50%	CAX34	DMS66
		7.44%	No fee	Refund of valuation (max £630), £300 cashback			CAX82	DMT15

PRECISE.

TIER 5 PRODUCTS.

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product code	
							Core	DMP
70%	2-year fixed	6.79%	£995		4%, 3%	BBR + 4.00%	CAX37	DMS69
		7.24%	No fee	Refund of valuation (max £630), £300 cashback			CAX85	DMT18
	5-year fixed	6.84%	£995		4%, 4%, 3%, 3%, 2%	BBR + 4.00%	CAX38	DMS70
		7.04%	No fee	Refund of valuation (max £630), £300 cashback			CAX86	DMT19
75%	2-year fixed	6.99%	£995		4%, 3%	BBR + 4.00%	CAX39	DMS71
		7.44%	No fee	Refund of valuation (max £630), £300 cashback			CAX87	DMT20
	5-year fixed	6.94%	£995		4%, 4%, 3%, 3%, 2%	BBR + 4.00%	CAX40	DMS72
		7.14%	No fee	Refund of valuation (max £630), £300 cashback			CAX88	DMT21
80%	2-year fixed	7.19%	£995		4%, 3%	BBR + 4.50%	CAX41	DMS73
		7.64%	No fee	Refund of valuation (max £630), £300 cashback			CAX89	DMT22
	5-year fixed	7.14%	£995		4%, 4%, 3%, 3%, 2%	BBR + 4.50%	CAX42	DMS74
		7.34%	No fee	Refund of valuation (max £630), £300 cashback			CAX90	DMT23

PRECISE.

KEY CRITERIA.

ACCEPTABLE ADVERSE.

Defaults, CCJs or secured arrears recorded 3 months before application are not accepted.

Tier 1 and tier 2 products

Defaults: 0 in 24 months

CCJ: 0 in 24 months

Mortgage and secured loan arrears: 0 in 12 months, 1 in 36 months (worst status)

Unsecured arrears: Not counted but may affect credit score

Tier 3 and tier 4 products

Defaults: 2 in 24 months (max £1,500 in 12 months, unlimited thereafter)

CCJ: 1 in 24 months (max £1,000 in 12 months or £2,500 in 24 months)

Mortgage and secured loan arrears: 1 in 12 months, 3 in 36 months (worst status)

Unsecured arrears: Not counted but may affect credit score

Tier 5 products

Defaults: 5 in 24 months

CCJ: 3 in 24 months

Mortgage and secured loan arrears: 1 in 12 months, 3 in 36 months (worst status)

Unsecured arrears: Not counted but may affect credit score

DMPs

Accepted on core products if satisfied more than 36 months ago. Accepted on DMP products if active or satisfied less than 36 months ago. DMPs must have been active for a minimum of 12 months. No minimum period of activity for satisfied DMPS. Debt Arrangement Schemes (DAS) accepted and treated in the same way as a DMP.

LOAN AMOUNTS AND LTV LIMITS.

Min loan size: £25,001

Max loan sizes:

£1,000,000 up to **70% LTV**

£750,000 up to **80% LTV**

£500,000 up to **85% LTV**

APPLICANT.

Min age: 21 years

Max age: 70, or 75 where proof of retirement is supplied

Max number of applicants: 2

Min income: £15,000 (primary applicant)

BANK OF ENGLAND BASE RATE (BBR) REVERSION RATE.

BBR reversion rates are variable rates linked to the Bank of England base rate.

BBR reversion rates have a floor. This means that if BBR were to fall to 0.00% or less the rate payable will be 0.00% plus the agreed set percentage above BBR. This means that the rate payable will never go below 0.00% plus the additional percentage rate.

REPAYMENT METHODS.

Capital and interest

Interest only: Max 65% LTV

Part and part: Max 75% LTV, interest only element cannot exceed 50% LTV

Affordability calculated on the selected repayment method. If an interest only element applies, a suitable repayment vehicle must be in place.

Suitable repayment vehicles:

- Sale of the mortgaged property
- Sale of an additional property
- Savings or investments
- Pension

The value of the repayment vehicle at application must cover the interest only loan amount (inclusive of fees) at mortgage term end.

TERM.

Min: 5 years

Max: 35 years

RIGHT TO BUY.

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product code
75%	2-year fixed	7.59%	No fee	Up to 90% of discounted purchase price (plus lender fees)	4%, 3%	BBR + 3.50%	RTB73
	5-year fixed	6.99%			4%, 4%, 3%, 3%, 2%		RTB75
	2-year fixed	7.69%		Up to 100% of discounted purchase price (plus lender fees)	4%, 3%	BBR + 3.50%	RTB74
	5-year fixed	7.09%			4%, 4%, 3%, 3%, 2%		RTB76

PRECISE.

HELP TO BUY PURCHASE.

WALES ONLY.

All products shown below are available for new build properties on the Help to Buy Wales equity loan scheme.

Maximum loan and LTV are determined by the amount of the equity loan.

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product code
75%	2-year fixed	7.69%	No fee	Refund of valuation (max £630)	4%, 3%	BBR + 3.50%	HBB63
	5-year fixed	6.99%			4%, 4%, 3%, 3%, 2%	BBR + 3.50%	HBB64

HELP TO BUY REMORTGAGE.

ENGLAND, WALES AND SCOTLAND.

All products shown below are available for properties originally purchased on any Help to Buy equity loan scheme.

Maximum loan and LTV are determined by the amount of the equity loan.

LTV	Product type	Rate	Product fee	Product features	ERC	Reversion rate	Product code
75%	2-year fixed	7.69%	No fee	Refund of valuation (max £630)	4%, 3%	BBR + 3.50%	HBB65
	5-year fixed	6.99%			4%, 4%, 3%, 3%, 2%	BBR + 3.50%	HBB66

PRECISE.

RIGHT TO BUY AND HELP TO BUY KEY CRITERIA.

ACCEPTABLE ADVERSE.

Defaults: 0 in 24 months

CCJ: 0 in 24 months

Mortgage and secured loan arrears: 0 in 12 months,
1 in 36 months (worst status)

Unsecured arrears: Not counted but may affect credit score

DMPs/DASs: 0 in 36 months

Applicant must not have any defaults, CCJs or secured
arrears recorded in the three months before application.

LOAN AMOUNTS AND LTV LIMITS.

Min loan size: £25,001

Max loan sizes:

Right to Buy:

£1,000,000 up to **70%**

£750,000 up to **75%**

Help to Buy Wales (Purchase): £225,000

Help to Buy England, Wales and Scotland (Remortgage):

£1,000,000 up to **70%**

£750,000 up to **80%**

APPLICANT.

Min age: 21 years

Max age: 70, or 75 where proof of retirement is supplied

Max number of applicants: 2

Min income: £15,000 (primary applicant)

BANK OF ENGLAND BASE RATE (BBR) REVERSION RATE.

BBR reversion rates are variable rates linked to the Bank
of England base rate.

BBR reversion rates have a floor. This means that if BBR
were to fall to 0.00% or less the rate payable will be
0.00% plus the agreed set percentage above BBR. This
means that the rate payable will never go below 0.00%
plus the additional percentage rate.

REPAYMENT METHODS.

Capital and interest only.

TERM.

Min: 5 years

Max: 35 years

RIGHT TO BUY ELIGIBILITY.

Available for house purchases in England only, flats are
not acceptable.

Products available at both 90% and 100% of the
discounted purchase price (plus lender fees) provided the
loan doesn't exceed 75% of the open market value of the
property, as determined by one of our panel surveyors.

Only Right to Buy schemes operated by recognised local
authorities or housing associations are acceptable.
Standard lending criteria applies in addition to the
requirements detailed above.

We cannot accept applications where the customer has
been in receipt of Housing Benefit during the last 12 months.

Visit <https://www.gov.uk/right-to-buy-buying-your-council-home> for more information on eligibility.

HELP TO BUY ELIGIBILITY.

Help to Buy purchase (Wales)

Maximum property value: £300,000

Customers will need to provide a minimum 5% deposit
from their own resources.

Help to Buy remortgage

We accept applications on the Help to Buy England 2021-
2023, Help to Buy Wales and Help to Buy Scotland shared
equity schemes.

For full details of the Help to Buy schemes visit:

- <https://www.gov.uk/help-to-buy-equity-loan> for
England
- <https://gov.wales/help-buy-wales> for Wales or
- <https://www.mygov.scot/help-to-buy> for Scotland.

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FEES AND CHARGES.

Valuation fee scale

Property value	Standard valuation fee	Homebuyers report fee
£100,000	£370	£570
£150,000	£410	£600
£200,000	£445	£650
£250,000	£465	£705
£300,000	£485	£770
£350,000	£525	£815
£400,000	£560	£900
£450,000	£590	£955
£500,000	£630	£1,045
£600,000	£695	£1,105
£700,000	£750	£1,155
£800,000	£810	£1,205
£900,000	£920	£1,255
£1,000,000	£975	£1,405
£1,000,000+	Contact us for details.	

Valuation fees are payable on application and include an assessment fee of £180 which is non-refundable.

OTHER FEES.

Telegraphic transfer fee: £25

Post offer product switch fee: £70

Redemption administration fee: £40

All fees include VAT (where applicable).

We can provide literature in large print, Braille and audio. Please let us know if you require an alternative format or any additional support with managing your account. You can contact us either by phone, in writing or visit precisemortgages-customers.co.uk/existingcustomers/additional_support for more information.

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