

Adverse Credit Matrix - only for those with low credit profiles.

This is a guide for applicants with low credit scores to explore the possibility of obtaining a mortgage or other secured lending. You can use the matrix in conjunction with the credit file to identify a scheme that may potentially fit your credit profile. **This is a guide only.** There is no guarantee any of the lenders will advance funds. Final decision will depend on lender's underwriting. If your credit score is high and do not have missed payments, defaults or any adverse recorded on the credit file then we will look at the best available prime lenders.

Lenders group clients in to those with no adverse (prime), light, medium or heavy adverse. This guide deals with latest three groups.

Your home or property is at risk if you do not maintain payments on any loan secured on the property.

Scheme 1: BTL FTL- very mild			FN
Type	Number/How long	Max allowed	
Unsecured CCs, Mail ord, mobs, utility	4 instances	£250	No payday agreements last 12m
Unsecured / Personal loans	0 in last 12m 2 in last 24 m		No payday current ongoing payments
Default	0 in last 72m		No credit scoring
CCJs	0 in last 72m		
Mortgage arrears	0 in last 72m		
IVA / Debt Mngem	Not allowed		
Bankruptcy	Not allowed		
Repossession	Not allowed		

Schem 2: Residential very light			PR	
Precise	Number/How long	Maximum allowed	All applicants	
Default	0 in last 24m	0	Unsecured arrears not counted but may affect credit score.	
CCJs	0 in last 24 months	0	No defaults, CCJs or secured arrears in last 3 months.	
Mortgage/ secured arrears	0 in last 12 months : 1 in last 36 m	0	LTV	Rates From
IVA / Debt management	Not allowed		75%	3.24% Fix 2 yrs
Bankruptcy	Not allowed		80%	3.74% Fix 2 yrs
Repossession	Not allowed		85%	Subject to underwriting.

Scheme 3: Prime BTL- light			FN
Type	Number/How long	Maximum allowed	
Unsecured CCs, Mail ord, mobs, utility	4 instances	£250	No payday agreements last 12m
Unsecured / Personal loans	0 in last 12m / 2 in last 24 m		No payday current ongoing payments
Default	0 in last 24m		No credit scoring
CCJs	0 in last 24 months		
Mortgage arrears	0 in last 24 months		
IVA / Debt Mngem	Not allowed		
Bankruptcy	Not allowed		
Repossession	Not allowed		

Scheme 4: Resi & BTL Very light			AL
Type	Number/How long	Maximum	NOTES
Default	None last 3 yrs		Unsecured arrears 1 or 2 in 12: Others subject to UW discretion.
CCJs	None last 3 yrs		No payday last 6 mths.
Mortgage arrears	None last 1 yr		
IVA / Debt management	Satisfied 6yrs		
Bankruptcy	Satisfied 6yrs		
Repossession	Satisfied 6yrs		

Scheme 5: BTL light			PR	
Precise	Number/How long	Maximum allowed	All applicants	
Default	0 in last 12m / 1 in 24m	£500	Unsecured arrears not counted but may affect credit score.	
CCJs	0 in last 12m / 1 in 24m	£500	No defaults, CCJs or secured arrears in last 3 months.	
Mortgage/ secured arrears	0 in last 12 months / 1 in last 36 m	0	LTV	Rates From
IVA / Debt management	Not allowed		75%	5.29% Fix 2 yrs
Bankruptcy	Not allowed		80%	Subj to UW
Repossession	Not allowed			

Scheme 6: Residential light			KN	
Type	Number/How long	Maximum allowed	All applicants	
Default	0 in last 24m		Unsecured arrears : account now up to date & max 2 in 12 months.	
CCJs	0 in last 24 months & satisfied.	Unsatisfied CCJs registered >24m @ underwriter disctn	All communication defaults ignored. No payday last 12 mths.	
Mortgage/ secured arrears	0 in last 24m		LTV	Rates From
IVA / Debt management	Not allowed		65%	3.09% Fix 2 yrs
Bankruptcy	Not allowed		75%	3.19% Fix 2 yrs
Repossession	None last 3 yrs		80%	3.69% Fix 2 yrs

Scheme 7: BTL- medium			FN	
Type	Number/How long	Maximum allowed		
Unsecured CCs, Mail ord, mobs, utility	4 instances	£250	No payday agreements last 12m	
Unsecured / Personal loans	0 in last 6m ;/ 2 in last 12m		No payday current ongoing payments	
Default	0 in last 12m / 1 satisfied in 24m	Max £2000		
CCJs	0 in last 12m / 1 satisfied in 24m	Max £2000		
Mortgage arrears	0 in last 6m / 1 in 24m			
IVA / Debt Mngem	Not allowed			
Bankruptcy	Not allowed			
Repossession	Not allowed			

Scheme 8: Residential medium			PR	
Type	Number/How long	Maximum allowed		
Default	2 in last 24m / 0 in last 3 m	Max £1500 in 12 months Unlimited before.		
CCJs	1 in last 24 months / 0 in last 3 m	Max £1000 from 3 - 12 mths Max £2500 / 13 - 24 months.		
Mortgage arrears	0 in last 3 months 1 in last 12 months ; 3 in last 36 m			
IVA / Debt management	Not allowed			
Bankruptcy	Not allowed			
Repossession	Not allowed			

Scheme 9: BTL Medium			PR	
Precise	Number/How long	Max allowed	All applicants	
Default	0 in last 12m / 2 in 24m	£1500	Unsecured arrears not counted but may affect credit score.	
CCJs	0 in last 12m / 1 in 24m	£1500	No defaults, CCJs or secured arrears in last 3 months.	
Mortgage/ secured arrears	0 in last 12 m / 1 in last 36 m	0	LTV	Rates From
IVA / Debt management	Not allowed		75%	5.29% Fix 2 yrs
Bankruptcy	Not allowed		80%	Subjt to UW.
Repossession	Not allowed			

Scheme 10: Resi & BTL medium			KR	
Type	Number/How long	Maximum allowed	All applicants	
Default	0 in last 12m Ignored: satisfd>12ms or if registered >36m satisfd anytime b4 applictn.	All < £300 ignored.	Unsecured arrears - CCs, mob, utility: ignored if up to date on UW discretion.	
CCJs	0 in last 12m Ignored: satisfd>12ms or if registered >36m satisfd anytime b4 applictn.	All < £300 ignored.	No payday last 12 mths.	
Mortgage/ secured arrears	0 in last 24m/ >36 m accepted w explanation.		LTV	Rates From
IVA	Discharged > 3 years		65%	
Bankruptcy	Discharged > 3 years		75%	
Repossession	None last 6 yrs		80%	

Scheme 11: BTL medium - heavy			AL	
Type	Number/How long	Maximum allowed	All applicants	
Default	0 in last 36m	Max £1500 in 12 months Unlimited before.	Unsecured arrears 1 or 2 in 12: Others subject to UW discretion.	
CCJs	0 in last 36m	Max £1000 - 12 months Max £2500 - 24 months.	No payday last 6 mths.	
Mortgage/ secured arrears	0 in last 24m		LTV	Rates From
IVA	Satisfied for 6 years		65%	3.09% Fix 2 yrs
Bankruptcy	Satisfied for 6 years		75%	3.19% Fix 2 yrs
Repossession	None last 6 yrs		80%	3.69% Fix 2 yrs

Scheme 12: BTL Heavy			PR	
Precise	Number/How long	Max allowed	All applicants	
Default	0 in last 12m / 2 in 24m	£5000	Unsecured arrears not counted but may affect credit score.	
CCJs	0 in last 12m / 1 in 24m	£5000	No defaults, CCJs or secured arrears in last 3 months.	
Mortgage/ secured arrears	0 in last 12 months / 1 in last 36 m	0	LTV	Rates From
IVA / Debt management	Not allowed		70%	6.69% Fix 2 yrs
Bankruptcy	Not allowed		75%	Subjt to UW.
Repossession	Not allowed			

Scheme 13: Residential Heavy			PR	
Type	Number/How long	Max allowed	All applicants	
Default	2 in last 24m	Max £1500 in 12 months Unlimited before.	Unsecured arrears not counted but may affect credit score.	
CCJs	1 in last 24 months	Max £1000 - 12 months Max £2500 - 24 months.	No defaults, CCJs or secured arrears in last 3 months.	
Mortgage/ secured arrears	1 in 12 months 3 in last 36 m		LTV	Rates From
IVA / Debt management	Not allowed		70%	5.19% Fix 2 yrs
Bankruptcy	Not allowed		75%	5.59% Fix 2 yrs
Repossession	Not allowed		85%	Subjt to UW.

Scheme 14: Residential moderate heavy			MG	
Type	Number/How long	Maximum allowed	All applicants	
Default	0 in last 12 months		Libor based ; Max LTV 75%	
CCJs	0 in last 12 months	Max 5 CCJs - 70% Max 1 CCJ - 75%	Unsecured missed 0 in 12m	
Mortgage/ secured arrears	0 in 12 months		LTV	Rates From
IVA	Satisfact cond 24m - 70% None - 75%		70%	5.19% No ERP
Bankruptcy	Discharged 24m - 70% None - 75%		75%	6.19% No ERP
Repossession	Not allowed			

Scheme 15: residential heavy			G	
Type	Number/How long	Maximum allowed	All applicants	
Default	1 in last 12 months 2 in last 24 months	0-12 mths - Max £1000; 13-24 mths - Max Unlimited	Need 12 month's mortgage history.	
CCJs	1 in last 24 months	Max £1000	Not in debt management now.	
Mortgage/ secured arrears	0 in 12 months		LTV	Rates From
IVA	Not allowed		70%	5.19% Fix 2 yrs
Bankruptcy	Not allowed		75%	5.59% Fix 2 yrs
Repossession	Not allowed		80%	Subject to underwriting.

Scheme 16: very heavy			MG	
Type	Number/How long	Max allowed	All applicants	
Default	0 in last 12 months		Libor based ; Max LTV 65%	
CCJs	0 in last 12 months	Max 5 CCJs	Unsecured missed 0 in 12m	
Mortgage/ secured arrears	0 in 12 months		LTV	Rates From
IVA	Satisfactorily conducted 12 mths		65%	5.59% No ERP
Bankruptcy	Discharged 12m		65% with IVA / Bankrpc	6.9% No ERP
Repossession	Not allowed			