



Why brokers choose TSB

With a straightforward system and service-led proposition, there are many reasons why brokers choose TSB.

Residential

- No minimum time in the UK required for applicants with rights to reside.
- Maximum 95% LTV including applicants with settled/pre-settled status.
- New Build up to 95% LTV (85% for flats/maisonettes).
- Maximum 40 year term (on full repayment). Maximum 30 year term (on full or part interest only).
- Maximum lending up to £2 million (with dedicated specialist underwriters over £750,000).
- Family gifted deposits accepted and completed digitally.
- Affordable Housing schemes accepted – Shared Ownership/Equity including Help to Buy Remortgage and Section 106.
- Maximum 95% LTV of customer share for Shared Ownership houses and bungalows (purchases).
- No maximum storeys for flats, if there is a lift to all floors (subject flat being mortgaged to TSB must be located no higher than 6 storeys high for local authority).
- Concessionary purchase from landlord to tenant and from immediate family member accepted.

Income

- Maximum loan to income multiple of 5.5x, for income over £75,000 per application. 5.0x for income over £60,000 per application, subject to LTV (multiples differ for self employed).
- Promotions, pay rises and new jobs acceptable up to 3 months in advance.
- 100% of additional duty hours, shift/flight pay allowance and NHS Bank used for affordability where guaranteed.
- 60% of overtime and commission income used for affordability.
- 60% of latest bonus used for affordability.
- Self employed up to 95% LTV and accountants reference form on TSB website.
- Daily rate considered for contractors earning at least £50,000 (weekly rate x46).
- Zero hours and fixed term contract accepted.
- More than one job acceptable (subject to sustainability).
- Maternity/parental leave, can use original income, subject to returning to work on same terms.
- Lending into retirement (max 75 years) acceptable without anticipated pension evidence if more than 10 years until applicant's retirement. Just proof of pension contributions required.
- No cap on child benefit.
- Pensions and certain deductions not captured as commitments.
- Credit commitments to be repaid pre/on completion ignored for affordability.

Rate Switch and Additional Borrowing

- Submit Rate Switches up to 3 months before the existing mortgage matures (ERCs may apply).
- Signed declaration can be uploaded immediately to ensure completion is in time for the date selected.
- Declaration can be signed digitally using TSB software.
- Cancellation cut-off of 14 days before the Rate Switch completes applies.
- Additional Borrowing applications can be submitted same day or same month as a Rate Switch.

Exemptions apply.

Buy to Let

- No minimum income requirement. Evidence of income and tax status may be required in certain circumstances.
- Non-owner occupier accepted.
- Let to buy/move/rent accepted.
- Property doesn't have to be currently let.
- Maximum lending 80% LTV, including New Build houses and bungalows.
- New Build flats and maisonettes (purpose built and converted) maximum 75% LTV.
- Maximum age at the end of the mortgage term is 80.
- Reduced ICR for employed lower rate taxpayers (excluding £0 income).
- More generous stress test for products fixed for 5 years.
- First time landlords accepted (not FTB).
- Can consider for EEA and Swiss nationals with pre-settled status.
- Debt consolidation on capital repayment (stress test on interest only).

Products*

- Choice of free legals or £300 cashback on Remortgage applications.
- £250 cashback on Residential purchases with an EPC of A or B.
- Free basic valuations on all applications.
- 6 month offer validity plus a 28 day extension and keep the original product (House Purchase and Remortgages only). Plus a 180 day extension for New Builds (subject to criteria).
- Full ERC waiver when porting, even if new borrowing amount is less than existing loan.

*Products mentioned in this documents are subject to availability. To see our latest product guide, visit intermediary.tsb.co.uk

Contacting Us

Regional case management teams are available Monday to Friday, 9am to 5pm.

- If you're managed by a Telephone Business Development Manager; **0330 123 3291**.
- London & Southeast; **0330 123 3289**.
- Central & South; **0330 123 3292**.
- Scotland & North; **0330 123 3288**.
- If you're not sure, please use the **Search for a BDM** tool on the Contact Us page on the intermediary website.

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We plant a tree for every house purchase completion.



Best Fixed Rate Mortgage Lender

Customers can access their mortgage any time, anywhere with the TSB Mobile Banking App.



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for up to date criteria and product information.