



# 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 90% 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.
- Reduced stress rates for First Time Buyers.
- No maximum storeys for flats, if there is a lift to all floors (maximum 6 floors 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 £100,000 per application. 5.0x for income over £60,000 per application, subject to LTV (4.49x max 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 year's 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

- 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.
- Minimum income £25,000 per application.
- Reduced ICR for employed lower rate taxpayers.
- 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.
- 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](https://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.

## Proud winners five years running

We plant a tree for every house purchase completion.



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



Visit [intermediary.tsb.co.uk](https://intermediary.tsb.co.uk)

for up to date criteria and product information.