

# WHAT WE DO

## SPECIALIST RESIDENTIAL MORTGAGES

### Low credit score



Complex and multiple  
income streams

### Self-employed

2 years' & consider latest year's  
**accounts**  
with rationale

### Joint Borrower Sole Proprietor



Up to 4 applicants' income from  
up to 2 households on mortgage  
Up to 2 named on title



**Professionals**  
Up to 6 x income  
**Key Workers**  
Up to 5.5 x income

### DEBT consolidation

No Max DTI

Interest-only  
affordability calculated  
as interest-only.

No minimum  
income required

Income from land  
and property after  
finance cost - acceptable

Pension contributions ignored  
(unless lending into retirement)

**CIS** workers viewed as  
self-employed, contract  
or PAYE employed  
(3 months income annualised)

Max term **40** Max age **75**  
YEARS



Up to **4** applicants and gifted  
deposit from wider family  
including aunts and uncles  
Using all acceptable income sources

### £ for £ remortgage

With no multiple income cap  
(ERC cannot be included in  
the remortgage calculation)

UK based  
Foreign Nationals  
acceptable

\*subject to exclusions

For further information call **0344 770 8032** or **[www.foundationlending.co.uk](http://www.foundationlending.co.uk)**

For Intermediaries only

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Description	F1 Our most competitive rates for clients who either just fall outside of the mainstream credit criteria or need flexibility for reasons such as complex income types, specialist property or a low credit score	F2 For clients with recent blips within the last 24 months	F3 For clients who have experienced credit problems in the last 12 months	F4 For clients with no significant adverse during the last 6 months
CCJ's/Court Decree	0 registered in 36 months (all CCJ's/Court Decree must be fully satisfied at the time of application)	0 registered in 24 months 1 unsatisfied (if older than 24 months) to the value of £200 otherwise must be satisfied at application.	0 registered in 12 months 1 unsatisfied (if older than 12 months) up to the value of £1,000 otherwise must be satisfied at application.	0 registered in 6 months 2 unsatisfied (if older than 6 months) up to the value of £3,000 otherwise must be satisfied at application.
Defaults	0 registered in 36 months. Defaults registered within 36 months are considered where the cumulative value is below £250 and relates to mail-order, comms or utilities (excluding credit cards).	0 registered in 24 months. Defaults registered within 24 months are considered where the cumulative value is below £250 and relates to mail-order, comms or utilities (excluding credit cards).	0 registered in 12 months. Defaults registered within 12 months are considered where the cumulative value is below £250 and relates to mail-order comms or utilities (excluding credit cards).	0 registered in 6 months. Defaults registered within 6 months are considered where the cumulative value is below £500 and relates to mail-order, comms or utilities (excluding credit cards).
Mortgage Arrears	0 in 24 months	0 in 24 months	0 in 24 months	0 in 12 months; 1 in 24 months
Credit Cards, Mail Order, Comms and Utilities	Worst status of 3 per account in the last 36 months, with 0 in the last 6 months.	Worst status of 3 per account in the last 24 months	Worst status of 3 per account in the last 12 months	Worst status of 3 per account in the last 6 months
Unsecured Loan Arrears (Fixed Term)	Worst status of 2 per account in the last 36 months, with 0 in the last 6 months	Worst status of 2 per account in the last 24 months	Worst status of 2 per account in the last 12 months	Worst status of 2 per account in the last 6 months
Bankruptcy/ Sequestration/ IVA/Trust Deed/CVA & Admin Orders	No bankruptcy, sequestration, IVAs, Trust Deeds, CVAs, DROs or LILAs registered against any borrower in the past 6 years			Bankruptcies/sequestrations discharged, or IVAs, Trust Deeds, CVAs, DROs or LILAs satisfied 3 or more years ago can be considered
Short-term Credit	Applicants who have live short-term credit accounts are not considered			Max. 1 live short-term credit account considered subject to satisfactory conduct
Debt Management Plans	Not Considered	Debt Management Plans considered if 12 months satisfactory conduct		
Repossession & Voluntary Surrender	No repossession or voluntary surrender registered against any borrower			

All accounts, including defaults, CCJs/Court Decree must be up to date at application unless otherwise specified