



tandem

The Greener Specialist Lender

Residential Mortgage Guide

Purchase and Remortgage

**Rates from
5.69% up to
70% LTV***

Other rates available up to 90% LTV

*When the EPC A discount of 0.30%
is applied - Tandem 0
5 year fixed product



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environment before
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Who is Tandem?

We're the UK's greener, digital bank providing specialist mortgages to help consumers who cannot access mainstream borrowing.



Register



Submit a DIP



Criteria guide



01253 603951



Email us



**Affordability
Calculator**



Our criteria is as simple as 1,2,3

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Loan / Source of Deposit

- ⌚ 90% LTV available for purchase and remortgage
- ⌚ Max £60,000 unsecured debt consolidation for remortgages
- ⌚ Equity and cash gifted deposits accepted from family members only
- ⌚ Non Tandem unsecured lending accepted as deposit, subject to affordability

Income / Affordability

- ⌚ For self-employed clients, we require 2 years' trading but will use latest year for affordability
- ⌚ Up to 100% of consistent monthly or quarterly bonus, commission and overtime considered
- ⌚ Up to 100% of second income considered (minimum of 6 months in the role)
- ⌚ Additional income streams, such as benefit incomes and non court ordered maintenance, can also be considered

Fair View Credit Assessment

- ⌚ We base our product selection around the last 24 months of your client's credit conduct
- ⌚ Small defaults for utilities and communications (under £350) do not affect the client's product tier



Low deposit
and previous
credit blips?

Tandem can help

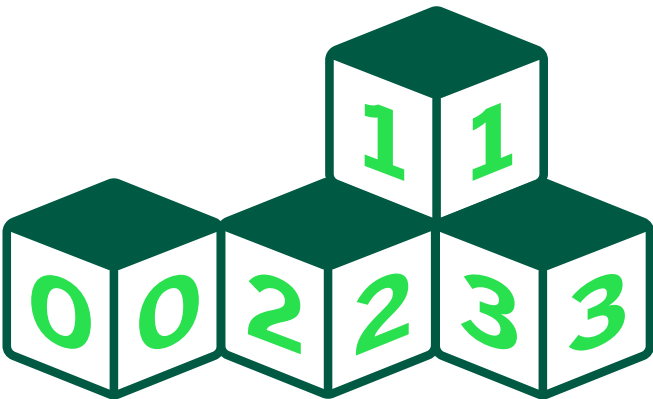


Our criteria is as simple as 1,2,3



Your client’s product will depend on the number of CCJs, defaults and missed payments that have been registered within the last 24 months.

Please refer to page 5 for full details.



We’ve simplified our criteria, it’s as Easy as 1, 2, 3

| Tier | T0 – 90% | T1 – 90% | T2 – 85% | T3 – 80% |
|---|----------|----------|----------|----------|
| CCJs in the last 24 months | 0 | 1 | 2 | 3 |
| Defaults in the last 24 months | 0 | 1 | 2 | 3 |
| Secured account conduct (missed payments) | 0 | 1 | 2 | 3 |
| Unsecured account conduct (worst status) | 0 | 1 | 2 | 3 |

Our criteria

| | T0 – 90% | T1 – 90% | T2 – 85% | T3 – 80% |
|-----------------------------------|--|--|--|--|
| CCJs | 0 in 24 months | 1 in 24 months with 0 in 3 months | 2 in 24 months with 0 in 3 months | 3 in 24 months with 0 in 3 months |
| | CCJs for utility and communications providers with a value of <£350 are not used to determine the product tier. CCJs do not have to be satisfied but any balances over £2,000 will need to be referred and explained to an underwriter | | | |
| Defaults | 0 in 24 months | 1 in 24 months with 0 in 3 months | 2 in 24 months with 0 in 3 months | 3 in 24 months with 0 in 3 months |
| | Defaults for utility and communications providers with a value of <£350 are not used to determine the product tier. Defaults do not have to be satisfied but any balances over £2,000 will need to be referred and explained to an underwriter | | | |
| Mortgage / Secured Loan conduct | Missed Payments 0 – 24 months = 0 | Missed Payments 0 – 6 months = 0 7 – 24 months = 1 | Missed Payments 0 – 6 months = 0 7 – 24 months = 2 Current status = 1 | Missed Payments 0 – 6 months = 0 7 – 24 months = 3 Current status = 1 |
| | 1 late payment on one account is allowed before tier cascade | | | |
| Unsecured Account conduct | Highest Status 0 – 24 months = 0 | Highest Status 0 – 6 months = 0 7 – 24 months = 1 | Highest Status 0 – 6 months = 1 7 – 24 months = 2 Current status = 1 | Highest Status 0 – 6 months = 2 7 – 24 months = 3 Current status = 2 |
| | 1 late payment on one account is allowed before tier cascade. Utility and communications providers are not used to determine the product tier | | | |
| Discharged IVA / Bankruptcy / DRO | None ever | None in 6 years | > 36 months discharged on IVA & Bankruptcy | > 36 months discharged on IVA & Bankruptcy |
| Debt Management Plans | None ever | None ever | None ever | Accepted subject to completed satisfactorily > 12 months ago |
| Pay Day Loan | None in the last 12 months | Max 3 in last 12 months Max 1 currently active | Max 3 in last 12 months Max 1 currently active | Max 3 in last 12 months Max 1 currently active |
| Maximum loan | £624,999 – 85% LTV £499,999 – 90% LTV | £624,999 – 85% LTV £499,999 – 90% LTV | £500,000 – 85% LTV | £500,000 – 80% LTV |



You don't need
a perfect credit
score to
be greener



90% LTV up to £500,000 | 80% LTV up to £750,000

| Max LTV | 2 Year Fixed | 5 Year Fixed |
|---------|--------------|--------------|
| <70% | 5.99% | 5.99% |
| <75% | 5.99% | 5.99% |
| <80% | 6.25% | 5.99% |
| <85% | 6.49% | 6.15% |
| <90% | 6.99% | 6.75% |

| ERC | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|--------------|--------|--------|--------|--------|--------|
| 2 Year Fixed | 4.00% | 3.00% | | | |
| 5 Year Fixed | 4.00% | 4.00% | 3.00% | 2.00% | 1.00% |

| Additional Information | | | |
|--|--|---|--|
| One free valuation per application up to £700,000 property value for remortgages. The valuation will be instructed when the application has been fully underwritten. | Residential EPC discounts available: A rated property 0.30% B rated property 0.20% | Broker fee and completion fee of £1,495 can be added to the loan with no interest charged. Fees can be added above the maximum LTV or paid in full. | The reversion rate is your current rate, plus the lender base rate, which is currently set at 0.50%. |

Tandem Zero range is perfect for clients who maintained a clean credit profile over the last 24 months



Tandem One

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90% LTV up to £500,000 | 80% LTV up to £750,000

| Max LTV | 2 Year Fixed | 5 Year Fixed |
|---------|--------------|--------------|
| <70% | 5.99% | 5.99% |
| <75% | 6.25% | 6.25% |
| <80% | 6.49% | 6.69% |
| <85% | 6.99% | 6.79% |
| <90% | 7.59% | 7.09% |

| ERC | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|--------------|--------|--------|--------|--------|--------|
| 2 Year Fixed | 4.00% | 3.00% | | | |
| 5 Year Fixed | 4.00% | 4.00% | 3.00% | 2.00% | 1.00% |

| Additional Information | | | |
|--|--|---|--|
| One free valuation per application up to £700,000 property value for remortgages. The valuation will be instructed when the application has been fully underwritten. | Residential EPC discounts available: A rated property 0.30% B rated property 0.20% | Broker fee and completion fee of £1,495 can be added to the loan with no interest charged. Fees can be added above the maximum LTV or paid in full. | The reversion rate is your current rate, plus the lender base rate, which is currently set at 0.50%. |

Our **Tandem One** range can be considered popular with First Time Buyers. A maximum LTV of 90% and we can consider an unsecured loan from another lender for the deposit



Tandem Two

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85% LTV up to £500,000

| Max LTV | 2 Year Fixed | 5 Year Fixed |
|---------|--------------|--------------|
| <70% | 6.99% | 6.89% |
| <75% | 6.99% | 7.09% |
| <80% | 6.99% | 7.39% |
| <85% | 6.99% | 7.49% |

| ERC | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|--------------|--------|--------|--------|--------|--------|
| 2 Year Fixed | 4.00% | 3.00% | | | |
| 5 Year Fixed | 4.00% | 4.00% | 3.00% | 2.00% | 1.00% |

| Additional Information | | | |
|--|--|---|--|
| One free valuation per application up to £700,000 property value for remortgages. The valuation will be instructed when the application has been fully underwritten. | Residential EPC discounts available: A rated property 0.30% B rated property 0.20% | Broker fee and completion fee of £1,495 can be added to the loan with no interest charged. Fees can be added above the maximum LTV or paid in full. | The reversion rate is your current rate, plus the lender base rate, which is currently set at 0.50%. |

Tandem Two can be used by clients who have been discharged from a Bankruptcy or IVA for 3 years, with 85% LTV available. It makes remortgaging or getting on the ladder a lot more achievable



Tandem Three

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80% LTV up to £500,000

| Max LTV | 2 Year Fixed | 5 Year Fixed |
|---------|--------------|--------------|
| <70% | 6.99% | 6.99% |
| <75% | 6.99% | 7.39% |
| <80% | 6.99% | 7.59% |

| ERC | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|--------------|--------|--------|--------|--------|--------|
| 2 Year Fixed | 4.00% | 3.00% | | | |
| 5 Year Fixed | 4.00% | 4.00% | 3.00% | 2.00% | 1.00% |

| Additional Information | | | |
|--|--|---|--|
| One free valuation per application up to £700,000 property value for remortgages. The valuation will be instructed when the application has been fully underwritten. | Residential EPC discounts available: A rated property 0.30% B rated property 0.20% | Broker fee and completion fee of £1,495 can be added to the loan with no interest charged. Fees can be added above the maximum LTV or paid in full. | The reversion rate is your current rate, plus the lender base rate, which is currently set at 0.50%. |

Use **Tandem Three** when the high street says no – we remove any frustration when placing your clients applications!

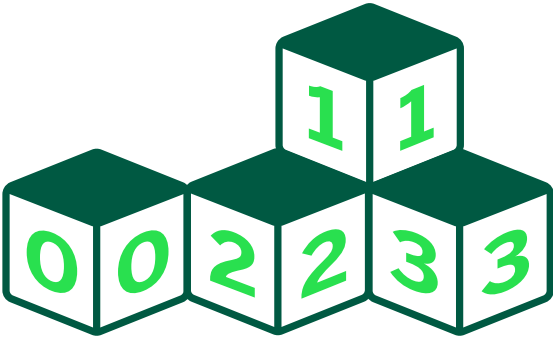


Our Criteria

| Max Loan Advance / LTV | Tier 0 | Tier 1 | Tier 2 | Tier 3 |
|------------------------|--|--------------------------------|---------------|---------------|
| | £624,999 <85% £499,999 <90% | £624,999 <85% £499,999 <90% | £500,000 <85% | £500,000 <80% |
| Term | Min: 5 Years Max: 35 Years | | | |
| Affordability | Our maximum LTI is x5 inclusive of fees added to the loan | | | |
| Maximum LTV | 90% LTV | | | |
| Repayment | Capital and Interest. | | | |
| Age | Min age: 21 Max age: 70 (loan must be repaid before the borrowers 70th birthday) | | | |
| Residential Status | 3 Years address history | | | |
| Nationality | UK resident Non-UK residents must have indefinite rights to remain or permanent settlement | | | |
| Maximum Applicants | 2 | | | |
| Employed | Minimum of 1 month in current job with 12 months continuous employment | | | |
| Fixed Term Contract | There must be a minimum of 6 months remaining on the applicants current contract at the time of offer. Where there is less than 6 months remaining, evidence of a renewal or extension that takes it past 6 months must be provided | | | |
| Agency | Agency workers who have been with the same agency for 12 months or more | | | |
| Self Employed | Minimum of 2 years trading latest years used for affordability | | | |
| Minimum Property Value | £75,000 | | | |
| Locations Considered | England and Wales only | | | |
| Remortgage AVM | AVM up to 75% LTV subject to: <ul style="list-style-type: none"> • No Flats, or Maisonettes • Min confidence level 5 up to 60% and 6 up to 75% • Property purchased/remortgaged in last 5 years • RICS valuation maybe requested | | | |
| Purchase Valuations | A physical valuation for all purchases is required. Please refer to our valuation fee scale | | | |



We’ve simplified our criteria, it’s as Easy as 1, 2, 3



| Validity Periods |
|--|
| Decisions in Principle valid for 7 Days. |
| Decision in Principle to offer - documents and credit search are valid for 60 days. After 60 days a new credit search will be required. New payslips and other documents may also be required. |

Valuation fee scale

| Valuation up to | Valuation fee scale |
|---|---------------------|
| £100,000 | £225 |
| £150,000 | £250 |
| £200,000 | £285 |
| £250,000 | £305 |
| £300,000 | £340 |
| £350,000 | £360 |
| £400,000 | £385 |
| £450,000 | £405 |
| £500,000 | £435 |
| £600,000 | £565 |
| £700,000 | £665 |
| £800,000 | £730 |
| £900,000 | £790 |
| £1m+ please contact us for confirmation | |



The team
at Tandem are here
for you and your clients!
Talk to our sales support or
underwriter teams and see
how we can help.

Call 01253 603951





It shouldn't cost the earth to be greener

There's never been a better time to make greener choices to power and heat your home.

Energy saving products that can help reduce costs and reduce a borrowers carbon footprint are available



EPC discounts are available

On completion, Tandem will provide access to educational tools to help borrowers lead a greener, more energy efficient lifestyle

Borrowers can purchase energy saving products from our partners, helping them reduce rising bills and their carbon footprint

After 6 months, borrowers can apply (subject to status) for a further advance to improve their home

A personalised Green Home Plan will be available shortly to show how borrowers can improve their homes energy efficiency, how they could save and how much it might cost