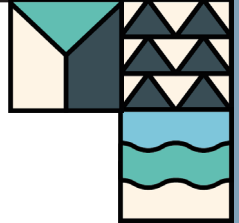




Lending guide.

Get to know us better.



Suffolk

Building

Society

Intermediaries

WELCOME TO

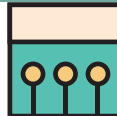
Suffolk Building Society for intermediaries.

Whether you are placing your first case with us or your twenty-first we're here to help.

Here's a handy recap of what we offer your clients, so take five and get to know us better.

0330 123 1073

**bdt@suffolkbuildingsociety.co.uk
suffolkforintermediaries.co.uk**



About us.

We help intermediaries with mortgage clients located throughout England and Wales.

So, whether you are placing a case for a first time buyer or older borrower, a self builder or a small-time landlord and more, we're here and we've done it before.

Our expert underwriters consider every application individually, so where others see numbers, we see people and we know life doesn't come neatly packaged.

Products subject to availability. Criteria may change.



General lending.

- Manual underwriting: option to gain pre-DIP agreement.
- Income: multiple sources used for affordability, including pension, rental and investment. 5.5x income multiple when an applicant earns £100k+.
- Property: we'll consider annexes, flats above commercial, listed buildings and more.
- We credit check, not credit score.



Older borrowers.

- Available on our standard range of products, up to a 40-year term with no maximum age at the end of the mortgage.
- Interest only: sale and downsize up to 50% LTV (min equity £200,000), sale of another property up to 70% LTV.
- We'll lend to 75% LTV for applicants borrowing into retirement, or 70% LTV if already in retirement (50% if there's any interest only).
- We utilise pension assets as income, even if not currently being drawn – will use 80% of pension pot and divide by mortgage term.



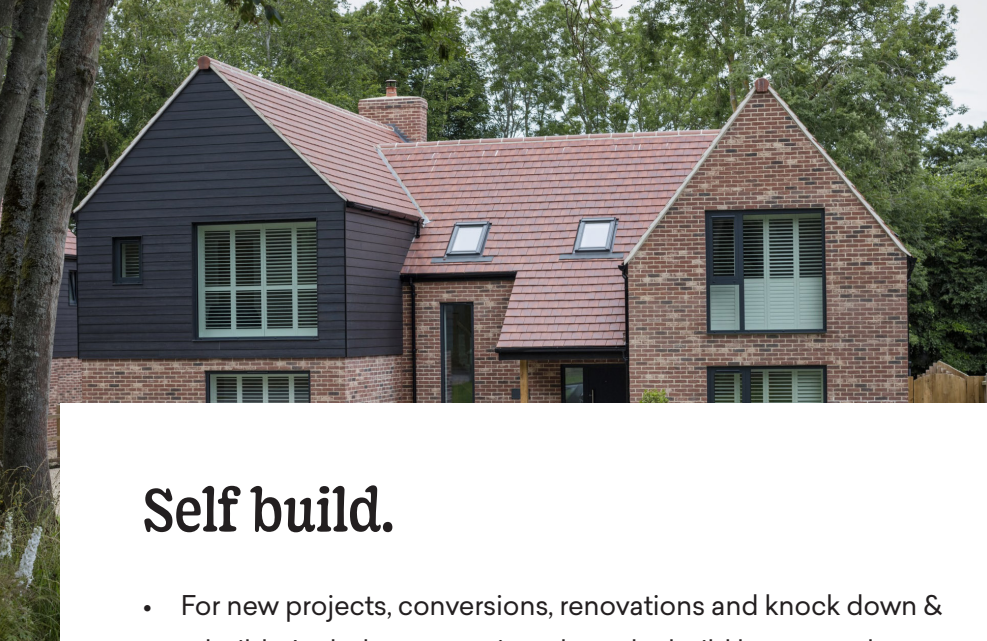
Buy to let.

- BTL accepted up to 80% LTV.
- Can consider non-owner occupiers if they have previously held a mortgage.
- We lend on regulated BTLs where family members are residing.
- No maximum age.
- First time buyer BTL accepted.



Holiday let.

- We offer up to 60 days of personal use.
- First time landlords considered (must be owner occupiers).
- Loans available up to 80% LTV.
- We assess the loan amount using the average rental from high, mid and low season.
- First time rental properties considered (no requirement to be currently let out).
- No maximum age.



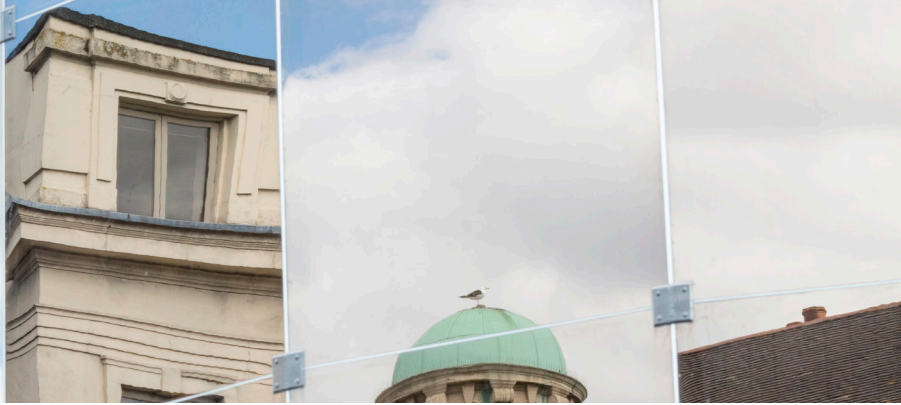
Self build.

- For new projects, conversions, renovations and knock down & rebuilds. Includes properties where the build has started.
- Max 80% LTV for both purchase and remortgage, plus we will lend against the land value.
- Flexible stage releases.
- Upon build completion your client can switch penalty free to one of our standard products.
- Interest only available during the build.
- Available directly to brokers - give us a call to discuss your case.



Expat.

- We lend for both residential and buy to let properties, with most countries of residence considered (except UN Sanctioned).
- For joint applications we can consider when only one applicant holds a British Passport (subject to British national meeting affordability requirements).
- Deposits built up in the country of residence accepted.
- BTL – most currencies accepted.
- Residential – 11 currencies accepted.
- Up to 80% LTV with fixed completion fees.



New build.

- For new build houses we offer up to 95% LTV, for flats up to 75% LTV in selected areas.
- We accept up to 5% builder's incentive (minimum applicant contribution of 5%).
- Mortgage offers valid up to 6 months, 3-month extension available.
- Fees can be added at 95% LTV subject to affordability.



Shared ownership.

- Loans up to 95% of the share.
- Max £500k for purchase and remortgage.
- Also available on new build flats in blocks up to 10 storeys and can consider flats above good quality commercial.
- Low or no fee options may be available.

Get in touch.



Andrew Sadler.
Key Account Manager.



Ian Stockley.
BDM.



Carly Scanlon.
BDM.

0330 123 1073

bdtd@suffolkbldgsociety.co.uk
suffolkforintermediaries.co.uk

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Information correct as at February 2023.