

Residential Lending Policy Review 2016 High Level Changes (4th April 2016)

We have made the following changes to our residential lending policy. For full details please visit <http://www.newcastle.co.uk/criteria.aspx>

Policy Rule	Current Position	Agreed Change
Buy to Let – Minimum Income	1 applicant must earn a minimum of £25,000 p/a from either employed, self employed, contracted or pension income.	We will now accept either: <ul style="list-style-type: none"> - Minimum of £25,000 for at least 1 applicant OR - Minimum of £40,000 for joint applicants
Buy to Let – other investment properties	For all investment properties held applicants must provide sight of: <ul style="list-style-type: none"> - Copy of current AST - Proof of 12 months mortgage payments (if not sighted on credit report) - Proof of rent received via bank statement <p>These requirements also apply for residential borrowers who have investment properties in the back ground</p>	We now only require proof of 12 months satisfactory mortgage payment. This will be requested only if payments are not sighted on the credit report.
Employment References	An employment reference, requested by the Newcastle after the application has been received is required where the applicant has been employed less than 12 months in every instance.	We will only require an employment reference for applicants employed less than 12 months where: <ul style="list-style-type: none"> - They are currently serving a probationary period and we require confirmation that they will be made permanent OR - The applicant does not have a 12 month track record in the line of work which they are currently employed
Proof of Payment for applicants currently renting	In addition, where the LTV is greater than 80% and the applicant is employed less than 6 months a previous employers reference is also required.	We will no longer require a previous employers reference
Proof of Payment for applicants currently renting	Proof of last 6 months rental payments or reference from Letting Agent / Landlord that payments have been satisfactorily made.	We no longer require proof of rental payment.
Self Employed less than 1 year	We will now accept applications from self employed applicants with only 1 years trading subject to <ul style="list-style-type: none"> - Max LTV 75% - One of: Last year’s accounts / SA302 & Tax overview form / accountants reference 	

Newcastle Building Society – Residential Lending Policy changes. Effective 04.04.16.

Intermediary Services is a registered trading name of Newcastle Building Society. Newcastle Building Society registered office Portland House, New Bridge Street, Newcastle Upon Tyne, NE1 8AL email: intermediary.lending@newcastle.co.uk

Newcastle Building Society is authorised and regulated by the Financial Conduct Authority. FCA Registration number 156058

	<p>- Must take one of our Self Employed exclusive products</p> <p>For all other self employed applicants up to 95% LTV our standard criteria opposite applies i.e. Must have been trading minimum 3 years and be able to supply 2 years accounts / SA202's & corresponding tax overview forms.</p>	
Self Build Maximum Loan	Currently £500,000	Now £600,000 for all new properties, renovations and conversions. Applications must still be placed with BuildLoan in first instance.

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