

Walking the Talk of 95 % LTV Lending

Clare Jarvis Mortgage Specialist Limited is a broker with Mortgage Advice Bureau - one of the UK's most recognised intermediary broker and network brands.

The Client

A 39 year-old recently divorced man
Renting in North London with no equity as a first time buyer
Wants to purchase a three-bedroom house in Buckinghamshire
Has an income of circa £50,000
Current rent of over £1,000 per month means he has spent the last 5 years saving for a deposit

Our Differentiation

Many lenders claim to offer 95 % LTV lending, but in reality do not have a large appetite for it

Income multiples can vary greatly as LTVs increase

We assess all borrowers' affordability the same way so are able to do more to help in this market

Our standard criteria means that, even though he was only four months into his probationary period in his new job, we were able to take account of his previous industry experience

The client's state pension and current pension contributions showed that over this long term the client had the funds to continue to pay the minimal balance at the end of the mortgage

The Solution

Valuation returned and offer issued within three working days

95 % LTV mortgage over a 30 year term

Two-year fixed rate product of 3.1 % , with no reservation or arrangement fee and a free standard valuation—important features for cash-strapped buyers

£500 cashback to help with legal costs

An additional £13,000 with our affordability assessment model

Client exchanged in late January with a target completion date of mid-February



My client is thrilled with the outcome

The experience was very smooth and my client is thrilled with the outcome. The underwriters and Business Development Team were a fantastic support.

Clare Jarvis, Mortgage Specialist Limited – Mortgage Advice Bureau



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 Visit www.newcastleis.co.uk