



# A bespoke approach to specialist lending solutions

**Self employed  
flexible  
approach**

**High Income  
Household  
Mortgages**

**Lending in  
Retirement**  
(Up to Age 85)

**Preferential  
rate for  
Professionals  
up to 80% LTV**

**Gifted  
Equity/  
Concessionary  
Purchases**

**Up to 4  
Applicants  
on the same  
Mortgage**

**Occupancy  
restriction/  
agricultural  
ties accepted**

**80% LTV  
Purchase  
and  
Re-mortgage**

**Self-Build/  
Barn  
Conversion &  
Renovation**

**Multiple  
Properties  
on the same  
Title Deed**

**Buy to Let /  
Holiday Let  
max 75% LTV**  
(Rental shortfalls supported  
by personal income)

**Bed and  
Breakfasts**

**Guarantor  
Mortgages**

**Part  
Commercial**

**Small  
Holdings**

**Auction  
Purchases**

**Section 106  
Considered**

**Property  
Renovation**

**Properties  
with annexes**

**Interest  
Only Option**

**Portfolio  
Landlords**

**Lending into  
Retirement**

**Bespoke  
Underwriting**

**Green  
Mortgages**

**Properties  
with Land**

**No Credit  
Score**

**Limited Company  
BTJs / Holiday Lets  
(max 70% LTV)**

# The right solution for you. And your customers.

## Considered (Subject to individual criteria)

Contract workers  
Gifted Deposits  
Concessional Purchase  
Max age of guarantor 75 at term end  
Section 106  
Agricultural restrictions  
Small holdings with or without land  
Part commercial use e.g. equestrian, kennels, cattery, out buildings converted to holiday let/BTL on same title deed  
Self-build Mortgages  
Renovation Mortgages

## Buy to Let / Holiday Let

Arrangement fees can be added to loan  
Max LTV = 75%  
Min term = 1 year  
Max term = up to age 75  
Min Income = £30k (£35k Holiday let)  
Max age = 75 years  
Must have EPC rating A-E  
Min loan = £50k  
125%/145% (depending on tax status) rental coverage at 2% above pay rate (minimum 5.5%)  
Limited Company BTLs available – max LTV 70%  
Top slicing – using personal income  
Consumer BTLs acceptable  
Portfolio landlords accepted

## Income Multiples

4.5 x sole  
3.5 x joint  
Self-employed – 4.5 x joint if both applicants are owners of the business  
Consideration given to higher multiples on a case by case basis

## Properties with annexes

- Can be occupied by family
- Can be rented out on an AST
- Can be used for AirBnB
- Can be on same title as main property

## Lending Limits

Min loan = £50k  
Max loan – £1m (refer if higher)  
Min income = £27.5k  
Min term = 1 year  
Max term = up to age 70 if employed, age 75 if self-employed and age 85 if retired

## Lending in Retirement

Max age of higher income earning applicant at end of loan = 85  
Flexibility in choice of repayment vehicles subject to minimum equity

## Higher Income / Professionals Mortgages

Preferential rates where household income is £100k plus  
Preferential rates (up to 80% LTV) for professionally qualified employees (full list available on request) and for key workers inc. Fire Officers, Police Officers and Nurses.

## Self Employed

3 years accounts  
Ltd Co salary & dividends  
Sole trader / Partnership – we take share of net profit

## Maximum Age

Employed – 70  
Self-employed – 75  
(depending on occupation)  
Retired/semi-retired – up to age 85

## Interest Only

Max LTV = 75%  
Min equity in property = £210k if repayment vehicle sale of property (dependent on property location)  
Part and Part option

## Further information

To find out more about how we can help you, contact us in one of the following ways:

**website:** [swansea-bs.co.uk](http://swansea-bs.co.uk)

**email:** [broker@swansea-bs.co.uk](mailto:broker@swansea-bs.co.uk)

**call:** one of our mortgage managers at any of our branches

Subject to other Lending Criteria and Mortgage Terms & Conditions. Valid as at March 2023.

Registered office, 11-12 Cradock Street, Swansea SA1 3EW

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**SWANSEA**  
BUILDING SOCIETY

For Intermediaries

[www.swansea-bs.co.uk](http://www.swansea-bs.co.uk)

Your home may be repossessed if you do not keep up repayments on your mortgage. Think carefully before securing other debts against your home.