

Personal, tailored, common sense approach

**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**

**Short Term
Lending**

**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)**

Self-Build/Renovation mortgages only available in Wales and post codes: BS, GL, HR, WR and SY.
All other mortgage products available for properties in Wales and mainland England

The Society reserves the right to withdraw / change any of the above without notice.

Personal, tailored, common sense approach, individual underwriting, no credit score

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 mortgages 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

Bridging Loans

- Min term = 1 year
- Max term = 3 Years
- Interest only acceptable where repayment vehicle is sale of property (additional security may be required)
- Min loan = £50k

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 for those 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

For more information, visit our website at www.swansea-bs.co.uk
e-mail us at broker@swansea-bs.co.uk or call one of our mortgage managers.

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

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

Swansea Building Society is a member of the Building Societies Association and a participant of the Financial Ombudsman Service and Financial Services Compensation Scheme. Your telephone conversations with the Society may be recorded.

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