

For the use of Professional Mortgage Intermediaries only



# Home Purchase Plan Criteria - finance up to 80% FTV

Shariah-compliant finance for home purchase and refinance

Effective from 4 September 2026

To provide advice on HPP products you are required to hold specific HPP permissions with the FCA.

All customers of the Bank must be able to read, speak and understand English to a level that they are fully aware of all obligations and requirements when entering any financial arrangements with the Bank.

Validity:

Decision in Principle – 30 Days

Application – 90 Days

Offers – 120 Days (180 Days for New Build Properties Only)

After 120 days (180 days for new build) the Offer may be re-issued at the Bank's discretion for up to a further 120 days (180 days for new build). Any new Offers will be subject to the latest available rental rates, criteria and other terms and may require updated evidence and a new valuation.

Validities are subject to change without notice

This criteria is to provide guidance on the main financing Policy and is not exhaustive. Our experienced underwriters endeavour to make cases work and will make the final decision based on all obtained facts and information on the applicants and property. The Bank reserves the right to request any further information it requires in order to make a decision.



## Why choose Gatehouse Bank?

- Dedicated, professional and experienced Business Development Managers
- Every application is individually reviewed
- New Build Houses and Flats
- Maximum 80% FTV for purchase and refinance with up to 6 times income considered
- Finance up to £5m (finance to £10m by prior referral)
- Option of 2 or 5 year fixed term periods
- Fast decision in principle
- A range of Green and ethical financing options, for UK residential property
- A Shariah-compliant alternative to traditional mortgages, where rent is charged rather than interest



## Residential Home Finance

**A Shariah-Compliant  
Alternative to  
Traditional Mortgages**

**Overseas Gifted  
Deposits Accepted  
From Selected Countries**

**Ethical Home Finance  
Available for UK Residents,  
UK Expats and International  
Residents**

**Green Finance,  
Reduced Rental Rates and  
Carbon Neutral**

**Up to 6 Times  
Income Considered**

**Min/Max Finance  
Size £75k – £5m  
(up to £10m by Referral)**

**Up to 80% FTV for  
Purchase and  
Refinance**

**New  
Refinance Limited Edition  
Products Available**

**Employed,  
Self-Employed  
and Contractors**



# HPP Product Criteria

|                                | HPP Home Finance – UK Residents                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | HPP Home Finance – UK Expats/ International Residents                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Financing</b>               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Purpose</b>                 | <ul style="list-style-type: none"> <li>• Purchase or Refinance of main residence for own occupation</li> <li>• Day one refinance considered (subject to enhanced underwriting checks)</li> <li>• Debt consolidation &amp; capital raising refinance for business, tax or gambling debt payments is not acceptable, but repayment of secured property finance is allowed</li> <li>• Capital raising for property investment / development and to repay secured property finance is allowed</li> </ul>       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Max FTV</b>                 | Purchase and Refinance: <ul style="list-style-type: none"> <li>• 80% up to £2m of Finance</li> <li>• 75% up to £3m</li> <li>• 70% up to £5m (up to £10m by prior referral - terms apply)</li> </ul>                                                                                                                                                                                                                                                                                                        | Purchase and Refinance: <ul style="list-style-type: none"> <li>• 80% up to £2m of Finance for UK Expats &amp; International residents</li> <li>• 75% up to £3m</li> <li>• 70% up to £5m (up to £10m by prior referral - terms apply)</li> </ul>                                                                                                                                                                                                                                                          |
| <b>Financing Basis</b>         | Finance amount offered will be based on the purchase price or valuation, whichever is the lower                                                                                                                                                                                                                                                                                                                                                                                                            | Finance amount offered will be based on the purchase price or valuation, whichever is the lower                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Payment options</b>         | <ul style="list-style-type: none"> <li>• Acquisition &amp; Rent</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                 | <ul style="list-style-type: none"> <li>• Acquisition &amp; Rent</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Finance to Income (FTI)</b> | If the Finance to Value (FTV) is up to and including 80.00%, we calculate affordability using the following salary multiplier: <ul style="list-style-type: none"> <li>• 6.00x single/joint income for applicants with income of £75,000 and above</li> <li>• 5.50x single/joint income for applicants with income £50,000 – £74,999</li> <li>• 5.00x single/joint income for applicants with income £35,000 – £49,999</li> <li>• 4.49x single/joint income for applicants with income ≤ £34,999</li> </ul> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Affordability Test</b>      | Gatehouse Bank uses an Affordability calculation to assess the maximum supportable finance, given the income and expenditure information provided by the applicant. Expenditure covers: basic essential expenditure, basic quality of living expenditure and committed expenditure assessed over 3 months.<br><br>HPP products are stressed at: <ul style="list-style-type: none"> <li>• 1% above payrate for 2-year fixed term products.</li> <li>• Pay rate for 5-year fixed term products.</li> </ul>   | Gatehouse Bank uses an Affordability calculation to assess the maximum supportable finance, given the income and expenditure information provided by the applicant. Expenditure covers: basic essential expenditure, basic quality of living expenditure and committed expenditure assessed over 3 months.<br><br>HPP products are stressed at: <ul style="list-style-type: none"> <li>• 1% above payrate for 2-year fixed term products.</li> <li>• Pay rate for 5-year fixed term products.</li> </ul> |
| <b>Foreign Income</b>          | Gatehouse Bank accepts income in a wide range of currencies from over 190 countries. <ul style="list-style-type: none"> <li>• All foreign income must be converted into GBP using an appropriate currency conversion tool, with the GBP amount entered on the application.</li> </ul>                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |



|                                                                                    | HPP Home Finance – UK Residents                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | HPP Home Finance – UK Expats/ International Residents                                                                                                                                                                                                                                                                                                                    |
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|                                                                                    | <ul style="list-style-type: none"><li>• For over 75 countries, income can be considered at 100%.</li><li>• For other countries, a haircut of 10% or 30% may be applied, depending on the currency.</li></ul> <p>For full details of acceptable currencies and the applicable haircuts, please refer to the Gatehouse Bank Intermediary website <a href="#">here</a>.</p>                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                          |
| Min/Max Finance size                                                               | Purchase and Refinance: <ul style="list-style-type: none"><li>• £75,000 - £5m (up to £10m by prior referral - terms apply)</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Purchase and Refinance: <ul style="list-style-type: none"><li>• £75,000 - £5m (up to £10m by prior referral - terms apply)</li></ul>                                                                                                                                                                                                                                     |
| Min/Max Term                                                                       | Min: 5 years<br>Max: 40 years                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Min: 5 years<br>Max: 40 years                                                                                                                                                                                                                                                                                                                                            |
| Additional Requirements                                                            | All customers of the Bank must be able to read, speak and understand English to a level that they are fully aware of all obligations and requirements when entering any financial arrangements with the Bank.<br><br>Applicant must have a UK current account for the duration of the financing to enable direct debit payment.<br><br>Any Trust structures including, Bare Trust, Joint borrower sole proprietor or similar arrangements are not acceptable.<br><br>Green Products (UK Residents only) – To be eligible for the Green Rental Rate and Carbon Neutral incentives, all properties must have an EPC rating of A or B. |                                                                                                                                                                                                                                                                                                                                                                          |
| Applicant                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                          |
| Maximum Applicants                                                                 | 4 applicants (income considered from the two highest earning applicants only)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 4 applicants (income considered from the two highest earning applicants only)                                                                                                                                                                                                                                                                                            |
| Minimum Income                                                                     | Minimum income of main applicant £15,000 p.a. gross                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Minimum income of main applicant £25,000 p.a. gross                                                                                                                                                                                                                                                                                                                      |
| Minimum Age                                                                        | 18 years                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 21 years                                                                                                                                                                                                                                                                                                                                                                 |
| Maximum Age                                                                        | Max age at point of application: 70 years / Maximum age of 75 at the end of the finance term, or the applicant's stated retirement age, whichever is earlier                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Max age at point of application: 70 years / Maximum age of 75 at the end of the finance term, or the applicant's stated retirement age, whichever is earlier                                                                                                                                                                                                             |
| Applicants Status                                                                  | Applications are expected to be in joint names where an applicant is in a legally sanctioned relationship (i.e. married or in a civil union). Joint owners of a property must both be applicants on the finance application. However, refinance applications may be considered on single application basis, if already owned in sole name.                                                                                                                                                                                                                                                                                          | Applications are expected to be in joint names where an applicant is in a legally sanctioned relationship (i.e. married or in a civil union). Joint owners of a property must both be applicants on the finance application. However, refinance applications may be considered on single application basis, if already owned in sole name (not international residents). |
| Employment                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                          |
| Employed Income Verification (Including Directors with less than 25% shareholding) | Foreign Nationals/ EU Nationals with 'pre-settled status' residing in the UK: <ul style="list-style-type: none"><li>• 12 months continuous employment (gaps of up to 2 months whilst switching employment is acceptable)</li></ul><br>UK Nationals, EU Nationals & Foreign Nationals permanently residing in                                                                                                                                                                                                                                                                                                                        | <ul style="list-style-type: none"><li>• 12 months continuous employment</li><li>• Last 6 months employment in same country as residence</li></ul>                                                                                                                                                                                                                        |



|                | HPP Home Finance – UK Residents                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | HPP Home Finance – UK Expats/ International Residents                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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|                | <p>the UK &amp; Foreign Nationals / EU Nationals with 'settled status' residing in the UK:</p> <ul style="list-style-type: none"> <li>• 6 months continuous employment in the UK</li> <li>• Permanent employment over 3 months with the same employer in the UK</li> <li>• Must not be under notice of termination or redundancy</li> <li>• 100% of - main salary, car allowance, London/City allowance, overtime, and commission (subject to terms), guaranteed bonus, second job - must be evidenced for the past 12 months, NET rental income (SA302), housing allowance, State or occupational pension income subject to any age restrictions outlined elsewhere.</li> <li>• 50% of Child Benefit, Working &amp; Child Tax Credits/maintenance - UK only (confirmed by court order or CSA or 12 months' bank statements) / travel allowance and any regular bonus (evidenced over the past 2-years).</li> <li>• Additional income such as Bursary (UK only &amp; evidenced by Award letter), Dividend income from share portfolio evidenced by SA302.</li> <li>• Other incomes and allowances may be considered (please refer).</li> <li>• Applicants in probationary periods can be considered subject to conditions, dependent on career history (please refer). Applicants should have been in continuous employment over the 12 months prior to the application, all of which must have been in the UK</li> </ul> | <ul style="list-style-type: none"> <li>• Permanent employment over 3 months with the same employer in the same country of residence</li> <li>• Must not be under notice of termination or redundancy</li> <li>• 100% of - main salary, car allowance, London/City allowance, overtime, and commission (subject to terms), guaranteed bonus, second job - must be evidenced for the past 12 months, NET rental income (SA302), housing allowance, State or occupational pension income subject to any age restrictions outlined elsewhere.</li> <li>• 50% Maintenance (confirmed by court order or CSA or 12 months' bank statements) / travel allowance.</li> <li>• Applicants in probationary periods can be considered subject to conditions, dependent on career history. Applicants should have been in continuous employment over the 12 months prior to the application</li> <li>• Other incomes and allowances may be considered (please refer).</li> </ul> |
| Parental Leave | <ul style="list-style-type: none"> <li>• Return to work income from Parental Leave can be used for affordability purposes</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <ul style="list-style-type: none"> <li>• Return to work income from Parental Leave can be used for affordability purposes</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Contractor     | <ul style="list-style-type: none"> <li>• Current contract must have been running for at least 6 months and applicant has proof of contracting for a minimum of 12 months</li> <li>• Minimum 12 months employment prior in the same line of work if the contract has more than 6 months to run</li> <li>• Minimum 2 years employment prior in the same line of work if the contract has less than 6 months to run</li> <li>• Applicants being paid via an umbrella company paying their tax and NI are acceptable</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <ul style="list-style-type: none"> <li>• Current contract must have been running for at least 6 months and applicant has proof of contracting for minimum of 2 years</li> <li>• Minimum 12 months employment prior in the same line of work if the contract has more than 6 months to run</li> <li>• Minimum 2 years employment prior in the same line of work if the contract has less than 6 months to run</li> <li>• Applicants being paid via an umbrella company paying their tax and NI are acceptable</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                            |



|                                   | HPP Home Finance – UK Residents                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | HPP Home Finance – UK Expats/ International Residents                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| Employment not considered         | Seasonally based, piece work and zero hours contracts will not be considered by the Bank                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Seasonally based, piece work and zero hours contracts will not be considered by the Bank                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Self Employed Income Verification | <p>An applicant will be classed as self-employed if they fall into one of the following categories:</p> <ul style="list-style-type: none"> <li>• Sole Trader, Partner in a firm, Member of a LLP, Any director with 25% or more shareholding</li> <li>• Income will be calculated based on latest years income (unless the latest years profit/income is significantly different than the previous year, when more detail will be required by the Underwriters)</li> <li>• Special consideration may be given to medical professionals with less than 12 months self-employed income history.</li> </ul>                                                                                                                                                                                                                                                                                                                    | <p>An applicant will be classed as self-employed if they fall in one of the following categories:</p> <ul style="list-style-type: none"> <li>• Sole Trader, Partner in a firm, Member of a LLP, Any director with 25% or more shareholding</li> <li>• Income will be calculated based on latest years' income (unless the latest years profit/income is significantly different than the previous year, when more detail will be required by the Underwriters)</li> <li>• Special consideration may be given to medical professionals with less than 12 months self-employed income history.</li> </ul>                                                                                                                                                                                                                                                                                                                     |
| Deposit Details                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Gifted Deposits                   | <ul style="list-style-type: none"> <li>• Proof of deposit is required.</li> <li>• Builder/developer incentives may be accepted up to 5% of the purchase price.</li> <li>• Vendor gifted deposits are not acceptable.</li> <li>• Gifted deposits are accepted from immediate and extended family members, including parents, spouses, children, grandparents, siblings, aunts, uncles, legal guardians, step-relatives and in-laws.</li> <li>• Gifts from non-family members may also be considered, subject to additional checks.</li> <li>• Overseas gifted deposits may be accepted from approved countries, subject to eligibility and verification requirements.</li> <li>• A signed Gifted Deposit Declaration is required to confirm the funds are a genuine gift, are not repayable, and give the donor no interest in the property.</li> <li>• Additional identity and source of funds checks may apply.</li> </ul> | <ul style="list-style-type: none"> <li>• Proof of deposit is required.</li> <li>• Builder/developer incentives may be accepted up to 5% of the purchase price.</li> <li>• Vendor gifted deposits are not acceptable.</li> <li>• Gifted deposits are accepted from immediate and extended family members, including parents, spouses, children, grandparents, siblings, aunts, uncles, legal guardians, step-relatives and in-laws.</li> <li>• Gifts from non-family members may also be considered, subject to additional checks.</li> <li>• Overseas gifted deposits may be accepted from approved countries, subject to eligibility and verification requirements.</li> <li>• A signed Gifted Deposit Declaration is required to confirm the funds are a genuine gift, are not repayable, and give the donor no interest in the property.</li> <li>• Additional identity and source of funds checks may apply.</li> </ul> |



|                                          | HPP Home Finance – UK Residents                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | HPP Home Finance – UK Expats/ International Residents                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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|                                          | For more information on gifted deposits, please refer to the following documents on the Bank's website: <a href="#">Gifted Deposit Guidance</a> and <a href="#">Gifted Deposit Declaration of Source of Funds</a> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | For more information on gifted deposits, please refer to the following documents on the Bank's website: <a href="#">Gifted Deposit Guidance</a> and <a href="#">Gifted Deposit Declaration of Source of Funds</a> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Family Gifted Equity (UK Residents Only) | <p>Gatehouse Bank will consider applications involving gifted equity without the need for an additional customer deposit, subject to the following criteria:</p> <ul style="list-style-type: none"> <li>• The maximum FTV is restricted to 75% of the full market value.</li> <li>• A valuation by an independent surveyor is required to confirm the open market value.</li> <li>• Applications are limited to purchases from a close family member*.</li> <li>• We will not offer finance where the person providing the gifted equity will reside in the property, with the exception of the applicant/s' spouse and parents (including foster parents, legal guardians, parents in laws and stepparent/s).</li> <li>• Appropriate legal documents need to be in place to safeguard banks interest (e.g. occupier's deed of consent or waiver forms).</li> </ul> <p>*A close family member is defined as: parent, child, grandparent, sibling, aunt/uncle, foster parent, or legal guardian, including step-relatives.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Credit History                           | <ul style="list-style-type: none"> <li>• Up to date UK credit report required from all applicants with a UK footprint</li> <li>• No Bankruptcy, Debt Relief Order or IVA in last 3 years No CCJs in last 3 years (all previous CCJs must be satisfied before application)</li> <li>• No missed mortgage or other property finance payments over the last 12 months</li> <li>• No voluntary/ enforced possession</li> <li>• No default in last 12 months, max 1 default of up to £300 between months 13 to 36 and satisfied before application submitted and must be satisfied before submitting an application for finance</li> <li>• Where defaults, whether settled or not, relate to Communication companies these will be disregarded as part of the underwriting credit assessment up to a maximum of £300 in total regardless of when they were registered.</li> </ul> <p>Applicants with a live Debt Management plan at application, will be declined.</p>                                                             | <ul style="list-style-type: none"> <li>• Up to date UK credit report required from all applicants with a UK footprint</li> <li>• No Bankruptcy, Debt Relief Order or IVA in last 3 years No CCJs in last 3 years (all previous CCJs must be satisfied before application)</li> <li>• No missed mortgage or other property finance payments over the last 12 months</li> <li>• No voluntary/ enforced possession</li> <li>• No default in last 12 months, max 1 default of up to £300 between months 13 to 36 and satisfied before application submitted and must be satisfied before submitting an application for finance</li> <li>• Where defaults, whether settled or not, relate to Communication companies these will be disregarded as part of the underwriting credit assessment up to a maximum of £300 in total regardless of when they were registered.</li> <li>• Applicants with a live Debt Management plan at application, will be declined.</li> </ul> |
| <b>Finance Criteria</b>                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Existing Mortgage/ Financing             | <ul style="list-style-type: none"> <li>• Most recent mortgage / home finance statement</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <ul style="list-style-type: none"> <li>• Most recent mortgage / home finance statement</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |



|                                            | HPP Home Finance – UK Residents                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | HPP Home Finance – UK Expats/ International Residents                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| ID & Residency                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Applicant Proof of ID and Residence        | For a detailed list showing ID requirements and proof of residence for applicants that is acceptable to the Bank, please refer to our document <a href="#">Gatehouse ID Requirements</a> on the Bank's website.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Applicant Residency Status and ID Evidence | <p><b>UK Residents – including the Green Product options:</b></p> <ul style="list-style-type: none"> <li>• Maximum FTV: 80%</li> <li>• Acceptable: <ul style="list-style-type: none"> <li>- UK Nationals - (80% FTV)</li> <li>- EEA / EU Nationals with 'Settled status' – (80% FTV)</li> <li>- EEA / EU Nationals with 'Pre-Settled status' - (80% FTV)</li> </ul> </li> <li>• Foreign Nationals resident in the UK – (80% FTV)</li> <li>• Documents: <ul style="list-style-type: none"> <li>- UK Nationals – UK Passport or UK Driving Licence</li> <li>- All EEA / EU Nationals who: <ul style="list-style-type: none"> <li>• <u>Relocated to the UK prior to 31 July 2021</u> – Valid 'Share Code' and 'DOB' (Details to view and prove the immigration status provided by the Home Office) or a Valid Passport and valid Visa or Biometric Resident Permit Card</li> <li>• <u>Relocated to the UK from 1 August 2021</u> – Valid Passport and valid UK Visa regardless of term (if less than 6 months remaining on UK visa - additional information required)</li> </ul> </li> </ul> </li> </ul> <p><b><u>Foreign Nationals Resident in UK:</u></b></p> <ul style="list-style-type: none"> <li>• Maximum FTV: 80%</li> <li>• Acceptable: Valid Passport and valid UK Visa regardless of term (if less than 6 months remaining on UK visa - additional information required)</li> <li>• Documents: <ul style="list-style-type: none"> <li>- Applicants must have been a resident in the UK for last 6 months consecutively at the time of application</li> <li>- Applicants must have 12 months continuous employment history; of which the last 6 months must be in the UK at the time of application</li> <li>- All applicants must provide a Valid 'Share Code' and 'DOB' (Details to view and prove the immigration status provided by the Home Office)</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>• UK Expats (UK Citizens resident abroad) are only eligible to apply for our UK Expat Home Purchase Plan products – (80% FTV). Valid UK Passport</li> <li>• International Residents (Foreign Nationals non-resident in the UK) are only eligible to apply for our International Home Purchase Plan products – (80% FTV) - Valid Passport, or if passport is not available, a valid National ID card issued by the government.</li> <li>• Other applicants who hold British passports and do not have an automatic right to live and work in the UK- are only eligible to apply for our International Home Purchase Plan products. Please see <a href="https://www.gov.uk/types-of-british-nationality">https://www.gov.uk/types-of-british-nationality</a> for a full list.</li> <li>• Evidence of all Nationalities held must be provided on the application form with supporting evidence.</li> <li>• Where an applicant holds dual nationality, proof of all nationalities must now be provided when uploading the proof of ID documentation</li> </ul> <p>Terms and requirements may differ according to status – for more detailed information please refer to our document <a href="#">Gatehouse ID Requirements</a> on the Bank's website.</p> |



|                                | HPP Home Finance – UK Residents                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | HPP Home Finance – UK Expats/ International Residents                                                                                                                    |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                | <ul style="list-style-type: none"><li>- Applicant’s signed UK contract of employment</li><li>• Where an applicant holds dual nationality, proof of all nationalities must now be provided when uploading the proof of ID documentation</li></ul> <p>Terms and requirements may differ according to status – for more detailed information please refer to our document <a href="#">Gatehouse ID Requirements</a> on the Bank’s website.</p>                                                                                                                                                                                 |                                                                                                                                                                          |
| Ensure that all Documents are: | <ul style="list-style-type: none"><li>• Valid and in date (statements and utility bills must not be older than 90 days) and certified as true copies and likeness if photo ID (a list of persons able to certify documents is available on our website <a href="#">here</a>)</li><li>• Named, Signed, and dated by approved certifiers only (FCA / PRA authorised introducer or a professional covered by the AML legislation)</li></ul>                                                                                                                                                                                    |                                                                                                                                                                          |
| Applicants not considered      | Gatehouse Bank will not provide finance to applicants with diplomatic immunity, and all applicants will be checked for inclusion on financial sanction and Politically Exposed Persons (PEPs) lists.                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                          |
| Property                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                          |
| Location                       | England and Wales                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | England and Wales                                                                                                                                                        |
| Tenure                         | Freehold and Leasehold (Lease must have a minimum of 70 years remaining at time of application and 40 years remaining at the end of the term).                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                          |
| Property Type                  | Standard Residential only                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Standard Residential only                                                                                                                                                |
| New Build Properties           | <p>New Build Houses and New Build Flats are accepted.</p> <ul style="list-style-type: none"><li>• Maximum of 80% FTV for the purchase or refinance of New Build Houses.</li><li>• Maximum of 75% FTV for the purchase or refinance of New Build Flats.</li></ul> <p><b>Definition of a New Build Flat:</b></p> <p>A New Build Flat is defined as a newly constructed or converted apartment that:</p> <ul style="list-style-type: none"><li>• Was completed within the last 24 months (based on the completion certificate), or</li><li>• Is being purchased for the first time since construction or conversion.</li></ul> |                                                                                                                                                                          |
| Valuation Basis                | Market Value or purchase price, whichever is the lower                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Market Value or purchase price, whichever is the lower                                                                                                                   |
| Minimum Property Value         | <p>Purchase and Refinance:</p> <ul style="list-style-type: none"><li>• £94,000 at 80% FTV</li><li>• £115,000 at 65% FTV</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>Purchase and Refinance:</p> <ul style="list-style-type: none"><li>• £94,000 UK Expats and International residents for 80% FTV</li><li>• £115,000 at 65% FTV</li></ul> |



|                                       | HPP Home Finance – UK Residents                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | HPP Home Finance – UK Expats/ International Residents |
|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| Property types acceptable as security | <p>For more information on the property types acceptable as security, please refer to our document <b>Home Finance Property Types – Guidance Notes for Intermediaries</b> on the Bank's <a href="#">website</a>. Please note this list is not exhaustive and if unsure about the suitability of any property as security, you should contact the Bank or your BDM.</p> <p>Green Option - properties with an EPC rating of A or B receive a reduction of 0.10% on the rental rate, plus measures will be taken by the Bank to offset the carbon emissions of the property for the full 2 or 5 year initial fixed term. The offset incentive is based on the average consumption of gas and electricity of an average UK home and is operated through a partnership with a leading environmental conservationist organisation.</p> <p>New Refinance Limited Edition Green Option - properties with an EPC rating of A or B are accepted and measures will be taken by the Bank to offset the carbon emissions of the property for the full 2 or 5 year initial fixed term.</p> |                                                       |

# Valuation and Product Fees



| Property Value          | Valuation Fee (Including VAT)                                                                                     |
|-------------------------|-------------------------------------------------------------------------------------------------------------------|
| Up to £100,000          | £192                                                                                                              |
| £100,001 - £150,000     | £245                                                                                                              |
| £150,001 - £200,000     | £269                                                                                                              |
| £200,001 - £250,000     | £329                                                                                                              |
| £250,001 - £300,000     | £344                                                                                                              |
| £300,001 - £350,000     | £389                                                                                                              |
| £350,001 - £400,000     | £434                                                                                                              |
| £400,001 - £500,000     | £479                                                                                                              |
| £500,001 - £600,000     | £509                                                                                                              |
| £600,001 - £700,000     | £554                                                                                                              |
| £700,001 - £800,000     | £607                                                                                                              |
| £800,001 - £900,000     | £689                                                                                                              |
| £900,001 - £1m          | £757                                                                                                              |
| £1m - £1.25m            | £788                                                                                                              |
| £1.25m - £1.5m          | £825                                                                                                              |
| £1.5m - £1.75m          | £975                                                                                                              |
| £1.75m - £2m            | £1,125                                                                                                            |
| £2,000,001 - £2,500,000 | £1,285                                                                                                            |
| £2,500,001 - £3,000,000 | £1,836                                                                                                            |
| £3,000,001 - £4,000,000 | £2,387                                                                                                            |
| £4,000,001 - £5,000,000 | £3,144                                                                                                            |
| £5,000,001 and above    | By agreement                                                                                                      |
| Re-valuation Fee        | £180                                                                                                              |
| Re-inspection Fee       | £90                                                                                                               |
| Application Fees:       | £0 UK REFINANCE – LIMITED EDITION<br>£149 UK RESIDENTS<br>£199 UK EXPATS<br>£299 INTERNATIONAL RESIDENTS          |
| Product Fees:           | £0 UK REFINANCE – LIMITED EDITION<br>£499 UK RESIDENTS<br>£699 UK EXPATS<br>1% (Min £999) INTERNATIONAL RESIDENTS |

Our valuations are carried out using a range of methods and by working with multiple valuation partners.

The Bank reserves the right to request any further information it requires in order to make a decision.

For more information, please contact our Residential Property Finance Team:

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## How does it work?

### Acquisition & Rent Purchase Plan

Our Acquisition & Rent Purchase Plan product is an arrangement between the Bank and the applicant. Both the applicant and the Bank will each contribute a percentage towards the purchase or refinance of a residential property. For example, the Bank may contribute 75% and the applicant 25% of the purchase price (for refinances, and the applicant's contribution is the equity in the property).

The Bank will lease its share in the property to the applicant for the duration of the finance term.

Over the finance term, the applicant will make monthly Acquisition Payments through which the Bank will sell its share of the property to the applicant. With each Acquisition Payment, the Bank's share in the property diminishes while the applicant's share increases.

While the Acquisition Payments are being made, the Bank will charge the applicant rent for the use of its share of the property. The rent is calculated according to the respective shares owned.

The applicant may acquire the Bank's share before the end of the finance term by making Additional Acquisition Payments (AAPs). Alternatively, they may reduce the monthly Acquisition Payments and acquire the Bank's share at the end of the original finance term.

An Early Redemption Charge (ERC) may be payable if the Bank's share is acquired in full or AAPs greater than the 10% annual allowance is made during the Fixed Rental Rate Period.

Following the applicant's acquisition of all the Bank's share, either at the end of the agreed term or upon early purchase of the Bank's share, whichever is earlier, the Bank will transfer the registered ownership title of the property to the applicant.

### Notes:

- On settlement of the finance, an Account Settlement Fee is payable in accordance with the Bank's standard Tariff of Charges to cover the Bank's administration costs.
- The minimum Additional Acquisition Payment (AAP) is £2,000.
- The Customer is responsible for their own solicitor costs, stamp duty and other conveyancing charges (such as land registry fees) at outset and on settlement.



## FOR THE USE OF PROFESSIONAL MORTGAGE INTERMEDIARIES ONLY

Gatehouse Bank plc ("Gatehouse") is a public limited company authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority and incorporated under the laws of England and Wales with registered number 06260053 having its registered office at The Helicon, One South Place, London, EC2M 2RB, United Kingdom.

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