

Lending criteria



Before applying through AA Mortgages please read this document to ensure that all applicants and the property you'd like a mortgage on meet our requirements.

AA Mortgages are provided by Bank of Ireland (UK) plc. Any references in this document to "we", "us" or "our" shall be read accordingly.

Standard

(please read in conjunction with our General Lending criteria)

Age: Minimum: 18

Term: Maximum: 35 years or the number of years it will take (the eldest) applicant to reach 75 (whichever is lower). Minimum: 5 years. If term goes beyond anticipated retirement age, the mortgage must be on a repayment basis and we may ask for evidence of means to repay until the end of term

Loan size: Minimum: £25,001, maximum: £1,500,000

Loan tiers for purchases: 95% up to £500,000, 85% up to £750,000, 80% up to £850,000, 75% up to £1,000,000, 70% up to £1,500,000. Fees may be added. Conditions apply

Loan tiers for remortgages: 90% up to £500,000, 85% up to £750,000, 80% up to £850,000, 75% up to £1,000,000, 70% up to £1,500,000. Fees may be added. Conditions apply

95%: Applicants borrowing on a 95% LTV basis cannot own any other property at the time of completion

Loan Types: Repayment, interest only or a combination of both. For interest only or a combination please see our interest only criteria below

Property: The following property types are not acceptable:

- Newly built houses where the Loan to Value (LTV) is greater than 85%
- Newly built flats or conversions (built or converted within the last 12 months) where the Loan to Value (LTV) is greater than 80%
- Properties less than 10 years old that are not covered by an approved new home warranty scheme or Professional Consultant's Certificate
- Properties outside Mainland UK. Please contact us if your property is located on any Scottish island except Skye, Bute, Lewis & Harris, Mainland Orkney, Mainland Shetland, Arran, Mull, Islay, Whalsay, Yell, South Ronaldsay, West Burra, Tiree and Unst which are acceptable
- Studio flats, freehold flats, flats with unacceptable access arrangements (e.g. rear external staircases) or flats within blocks where our valuer reports inadequate maintenance of communal areas
- Ex-local authority or ex-public sector flats that are greater than 4 storeys high or that have open decking access
- Flats converted from office buildings or refurbished ex-local authority blocks
- Properties that exceed 75% Loan to Value (LTV) within blocks that have mixed residential and commercial use, unless:
 - a) In a development over 6 storeys and built after the year 2000
 - b) Commercial use is confined to the ground floor and not detrimental to future saleability
- Leasehold terms of less than 85 years at the start of application
- Leasehold terms of less than 45 years at the end of the term
- Properties being purchased under a Right to Buy, Shared Ownership, or Shared Equity arrangement
- Properties which include commercial usage within the title.
- Properties with occupancy restrictions
- Remortgages where you have owned the property for less than 6 months
- Properties being acquired under an assignable contract
- Purchases where the vendor has owned the property for less than 6 months (except where we have given consent)
- Properties with communal heating, hot water or other services where the property is not individually metered. Please note: Properties with solar panels may be acceptable, please call us for more details.

Refinance: You can remortgage to raise additional capital as long as funds will not be used for business or speculative purposes. Debt consolidation loans will be considered subject to individual assessment by our underwriters

Ability to pay: We will review your application to ensure we are satisfied with your ability to pay. This will include a review of your overall circumstances including the amount of debt you have in relation to your income. For repayment mortgages, a minimum household income of £20,000 is required. Any income used to assess affordability must be contracted and paid in GBP

Employment status: Employed and self employed considered. If self employed, you must have been trading for 3 years but only the last 2 years' accounts are required

Contractors: We will consider applications from contractors, subject to the following criteria:

- A minimum of 12 months contracting in your current occupation
- A minimum gross contracting income of £50,000 per annum. We will base affordability assessment on 80% of the gross income
- A maximum of 90% Loan to Value (LTV)
- We will use the current contract for income assessment, but we will also review all contracts held in the last 12 months

Interest only criteria: You can borrow a maximum of 60% of the purchase price or valuation (whichever is lower) on an interest only basis, or a combination of repayment and interest only, subject to:

- A minimum equity of £200,000
- A minimum assessable individual income of £50,000 per annum or minimum assessable joint income of £75,000 per annum (where neither applicant fulfils the individual income requirement). Income for all applicants must be contracted and paid in GBP

We are unable to lend into any applicant's retirement on an interest only basis

If your loan exceeds the specified loan to value then the entire amount must be on a repayment basis

We only accept the sale of this mortgaged property as the repayment strategy. This will be verified by an underwriter to ensure that it's credible

General

Lending areas: Properties in England, Scotland (including the Scottish islands of Skye, Bute, Lewis & Harris, Mainland Orkney, Mainland Shetland, Arran, Mull, Islay, Whalsay, Yell, South Ronaldsay, West Burra, Tiree and Unst - please contact us to discuss properties located on any other Scottish island), Wales and Northern Ireland (unless otherwise stated)

Property owner: We only accept transactions where the seller is the owner or registered proprietor of the property, and has been for at least 6 months. If you're remortgaging, you must have owned the property for a period of at least 6 months

Nationality: We normally require all applicants to be resident in the UK for the 3 years preceding the mortgage application. Foreign Nationals from within the European Economic Area (EEA) have automatic rights of residency and work so will be assessed for status in the same way as a British citizen. Non EEA citizens need to demonstrate rights to work and reside in the UK and can apply to borrow up to a maximum of 75% Loan to Value (LTV). These rights can be shown by passport stamps or Home Office papers. The right to remain in the UK must be for a sufficiently long period to justify the granting of a long-term loan

Early Repayment Charge: If you repay all or part of your loan before the end of the early repayment period, we may charge you an Early Repayment Charge to cover any losses we might otherwise incur. When you repay the whole of the loan you must pay us any mortgage release fee we charge at the time of repayment. If you have deferred payment of the lending fee you must also pay this. For part repayments,

an additional administration fee applies

Clean credit history: We will not lend to you if you have ever:

- Been bankrupt
- Been subject to an Individual Voluntary Arrangement (IVA)
- Owned a property which has been taken into possession (including voluntary possession)

We will normally only lend to you, if in the last 3 years you have no:

- Arrears on mortgages, fixed loans or rent
- More than two consecutive missed payments on credit or store cards
- More than one CCJ to maximum of £250, and not within the last 12 months

Missed mail order or telecoms payments are normally disregarded

Payday loans: If you have had a payday loan within the last 12 months we won't normally lend. If you have taken out a payday loan over 12 months ago then your case will need to be looked at individually to assess affordability

Portability: All mortgages are portable when redeeming and completing on a new Bank of Ireland UK product.

Conditions apply; please ask for details

Standard legal fees paid by lender

Remortgage Transaction: If stated in the Offer of Loan, Bank of Ireland UK will pay for the legal fees and disbursements (excluding additional work, see below) providing the remortgage transaction is handled via Legal Marketing Services, and is completed. The firm of Solicitors is instructed to act for us only. If applicants wish to arrange their own legal representation they will be responsible for the legal costs and disbursements incurred. Please note: Bank of Ireland UK will not pay for charges relating to additional work outside the scope of a standard remortgage transaction. This includes further valuation reports, related legal services, transfer of equity, deed of postponement, deed of grant, deed of variation, merger of freehold or leasehold title, leasehold supplements, change of name, telegraphic transfer of surplus funds to borrower, local searches for loans over £1,000,000, or if an exceptional amount of work is required to correct a defective title.

Purchase Transaction: If stated in the Offer of Loan, Bank of Ireland UK will pay the basic fee for the legal work involved in a standard property purchase. This offer of fees assisted conveyancing does not include any payment for cost that the solicitor must pay to a third party such as a local authority or other search fees, Stamp Duty Land Tax, the cost of taking out defective title indemnity insurance or registration fees payable to the Land Registry. The offer also does not include the charge, plus VAT, payable to the solicitor to deal with the settlement of any Stamp Duty Land Tax and the submission of the Stamp Duty Land Tax form or the cost of any associated sale. The solicitor will provide you with full details of this charge and the third party costs you will have to pay. These fees, along with the legal fee for any additional legal work that the solicitor carries out for you, are payable by you. If the purchase does not go ahead, you will not have to pay for the standard conveyancing work carried out, but you will have to pay any third party costs already paid by the solicitor. For property purchases in Scotland please contact us for details of our nominated Solicitor when obtaining your Approval in Principle. If you choose not to use our nominated Solicitor you will be liable for the legal costs.

Product fees: Payments should not be made at application stage. Bank of Ireland UK will deduct the fee from the loan amount upon completion or add it to the loan amount

Overpayments: You can overpay at any time during your mortgage term. If in a promotional period, you can overpay a minimum of £500 and a maximum of 10% of the outstanding mortgage balance (as at 31st March the previous year) without incurring any early repayment or administration charges. After the promotional period the amount you can overpay is unlimited, however if you pay off your mortgage in full charges may apply.

This list is not exhaustive. Please contact us to discuss your requirements

Valuation and Surveys



When you apply for a mortgage you will need to commission a mortgage valuation. This will provide information about the condition of the property you are planning to buy or remortgage. There are 3 options to choose from, each one offering progressively more information about the property:

1. Standard Mortgage Valuation Report

This is a lender's valuation rather than a survey. The mortgage valuation involves a brief inspection and advises us of the value of a property and of any characteristics of the property (including significant defects) which might affect its value as security for the proposed loan. It is not a survey and is for our benefit, rather than yours. You should not rely on the mortgage valuation when deciding whether to purchase the property or how much you should pay for it.

2. HomeBuyer Report

This is a survey completed to a standard format set out by the Royal Institution of Chartered Surveyors (RICS). You may want to consider this report if you would like more extensive information whilst buying or selling a conventional house, flat or bungalow, built from common building materials within the last 150 years and in reasonable condition. It's a detailed report that highlights any potential issues with a property. You will be asked to sign a "Terms of Engagement" by the valuer when undertaking a HomeBuyer Report.

3. Building Survey

If you're dealing with a large, older or run-down property, a building that is unusual or altered, or if you're planning major works this report may be appropriate. It costs more than other RICS reports because it gives detailed information about the structure and fabric of the property. It can be tailored to your needs and the specific requirements are agreed between you and your surveyor.

For more information on these options please see the Royal Institution of Chartered Surveyors' "A clear, impartial guide to Home surveys" document which is available on their website at www.rics.org/homesurveys

Purchase Price or Valuation	Standard Mortgage Valuation Report only	HomeBuyer Report (inc Standard Mortgage Valuation Report)
Up to £50,000	£180	£310
Up to £75,000	£200	£350
Up to £100,000	£220	£390
Up to £150,000	£240	£430
Up to £200,000	£270	£470
Up to £250,000	£310	£520
Up to £350,000	£360	£570
Up to £500,000	£470	£770
Up to £750,000	£610	£840
Up to £1m	£790	£930
Up to £1.5m	£890	£1,090
Up to £2m	£990	£1,230
Up to £2.5m	£1,090	£1,440
Up to £3m	£1,190	£1,590

Please note these valuation fees include an administration fee of £90. Re-inspections incur a minimum charge of £50 per visit (this includes an administration fee of £8.50)

Please note that we will still need a mortgage valuation even if you have a private HomeBuyer Report or a Building Survey. Our fees for the mortgage valuation and HomeBuyer Report are shown in the table.

There is no set fee for a Building Survey and it is important that you agree both a fee and the information you want from the survey with the valuer before you go ahead with this type of survey. If you'd like a Building Survey we can provide contact details for up to 3 valuers from our panel based on the postcode of the property you're mortgaging. In this instance we will collect the mortgage valuation fee only and you will agree the additional fee with the valuer directly. If you choose to commission a Building Survey with a valuer not on our panel, we will instruct our own valuer for the mortgage valuation only and you will need to pay for this.

This document can be made available in Braille, large print or audio upon request.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

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