

## Product Guidelines

- Our products are available on interest only or capital and interest terms only.
- At the end of an initial product deal, the interest rate will revert to the reversion rate of the product.
- For the first month, interest is calculated daily and added to the mortgage account for the period from the date the loan is advanced until the last day of that month. Thereafter, interest is charged monthly and is calculated on the daily balance outstanding and is debited on the client's payment date.
- For Interest-only mortgages it is your client's responsibility to ensure they have sufficient funds available at the end of the mortgage term to repay the loan.
- If the client makes a lump sum payment or repays the loan within an initial product deal period, an early repayment charge may be payable. Please refer to the early repayment charges as detailed within our product guide. Payments of up to 10% of the outstanding mortgage balance can be made annually without incurring an early repayment charge.
- Early repayment charges are based on the outstanding capital balance and the remaining term at the time of redemption.
- A list of our fees and charges accompanies all offer letters. See tariff of charges document.
- The minimum mortgage term is 5 years and the maximum is 30 years.
- The mortgage products are not portable.
- All mortgage products are subject to availability of funds and a mortgage offer can be withdrawn at any time.
- Non-consumer buy to let loans are not regulated.
- All loans are subject to availability, status, valuation and approval and are available in England and Wales only.
- The first applicant must be aged 21 or over and all applicants must be 18 years old or over.
- The youngest applicant must be less than 89 years old at the end of the mortgage term.
- There is no maximum age limit for directors of limited companies (Ltd Co's).
- Where the application is in individual names only, the client can use their own solicitor to act for themselves and Keystone Property Finance Limited if the solicitor has three or more Solicitors Regulation Authority (SRA) partners.
- Where the application is made through a Special Purpose Vehicle (SPV), trading limited company or Limited Liability Partnership (LLP) then Keystone Property Finance Limited will instruct its nominated solicitors to act on its behalf, and the client can instruct their own solicitors. The clients should be aware that the Directors of the limited company will be required to provide personal guarantees for which separate legal advice will be required.
- For clients who are currently working abroad, our ex-pat buy to let mortgages offer a solution to help your client purchase a BTL investment property in the UK while they are temporarily out of the United Kingdom.
- An application fee is payable at the time of application to cover assessing and processing the application (even if the application is unsuccessful or is withdrawn). The fee is £145.00 and is non-refundable.

**Under no circumstances should this document be copied, given or distributed to clients or potential clients. As a last resort your client's property may be repossessed if they do not keep up payments on their mortgage.**