

# Jersey Home Loans mortgages – intermediary guide



Jersey Home Loans Limited is a company registered in the Island of Jersey with company number 86636.  
 Registered office: 26 New Street, St Helier, Jersey, JE2 3RA.  
 Jersey Home Loans Limited is a wholly owned subsidiary of OneSavings Bank Plc.

**This should NOT be distributed to customers  
 and must be read in conjunction with the Residential Mortgage Rate Guide.**

Prime mortgage option
<p>A loan to finance the purchase or remortgage of a main residential home.</p> <ul style="list-style-type: none"> <li>• Mortgage products available under this scheme are shown on the Mortgage Rate Guide.</li> <li>• Up to 90% of the purchase price/valuation.</li> <li>• Minimum age 18.</li> </ul>

Call our Mortgage Enquiry Team on 01534 877 833.
<p>Visit <a href="http://www.jerseyhomeloans.com">www.jerseyhomeloans.com</a> or email: <a href="mailto:enquiries@jerseyhomeloans.com">enquiries@jerseyhomeloans.com</a></p>
<p>For customer service and training purposes, calls to JHL Limited may be monitored and/or recorded.</p>

Buy to Let loans
<p>For more information, please call our Lending Team on <b>01534 877 833</b>.</p>

Direct Debit Information
<p>All loans must be paid by way of a Direct Debit. Payment dates can be from 10<sup>th</sup> to 28<sup>th</sup> of the month.</p>

## Fees

Product and Administration fees	Please refer to the Mortgage Rate Guide for the relevant product and administration fees payable. Please enclose a cheque for the product, administration and valuation fees, payable to Jersey Homes Loans.			
Valuation fee	Purchase price/ estimated value:	Fee *	Purchase price/ estimated value:	Fee *
	up to £150,000	£262	£450,001 to £500,000	£630
	£150,001 to £200,000	£315	£500,001 to £600,000	£735
	£200,001 to £250,000	£367	£600,001 to £700,000	£787
	£250,001 to £300,000	£420	£700,001 to £800,000	£866
	£300,001 to £350,000	£472	£800,001 to £900,000	£945
	£350,001 to £400,000	£525	£900,001 to £1,000,000	£1,050
	£400,001 to £450,000	£577	over £1,000,000	by arrangement
	<b>Payable at the time of application with the product and the administration fees.</b>			
	* Goods and services tax are included in the above fee scale.			

Refund of fees is made at the discretion of Jersey Home Loans. If the mortgage application does not proceed, we are not able to refund the fees that have already been spent in processing the application (however, we will refund the product fee).

## Additional information

Income multiples	Annual Gross Income:	Employed	Self-employed - All incomes
	Loan to Value Ratio (LTV):	Up to 90%	Up to 90%
	Single income:	5 x gross income	5 x net profit
	Joint income:	5 x gross income	5 x net profit
	<p>Gross income includes basic salary and allowances such as car allowance plus half regular bonuses, overtime or commission.</p> <p>Rental income from one self-contained letting unit can be considered. The annual rental income will be provided by our valuer, multiplied by 12 and added to the income multiples above to calculate the maximum loan amount.</p>		
Affordability	<p>Income multipliers are a guide and JHL will also take into account any regular credit commitments that have 12 or more months to run. On the basis of the information provided JHL Limited will assess the applicant's ability to afford the mortgage payments and consider what effect future interest rate rises could have on their finances. This is to help guard against the mortgage becoming unmanageable. If JHL has any concerns over the applicant's ability to afford the mortgage payments you will be informed before the application proceeds to valuation.</p>		
Maximum advance/LTV	<p>For loans up to: £600,000 - Max 90% LTV  £750,000 - Max 85% LTV  £1,000,000 - Max 80% LTV</p>		
Acceptable repayment methods	<p>Mortgages are only available on a Repayment basis. Interest Only or Part Repayment / Part Interest may be available by exception.</p>		
Minimum term Maximum term	<p>5 years.  25 years (subject to the age of the applicant).</p>		
Leasehold properties	<p>Should have a minimum unexpired term of 50 years at the end of the mortgage term.</p>		
Construction	<p>All types of property construction may be considered with the exception of pre-fabricated or mobile homes.</p>		

## General underwriting summary

Standard status lending
<ul style="list-style-type: none"> <li>• Minimum age 18.</li> <li>• Satisfactory employer's reference and/or last three pay slips if paid monthly or last 13 payslips if paid weekly (<b>please provide</b>).</li> <li>• Self-employed applicants must have a minimum of three years audited accounts (<b>please provide</b>).</li> <li>• Satisfactory credit bureau search.</li> <li>• One proof of identity and two proofs of address (<b>please provide</b>).</li> <li>• Satisfactory bank statements for the last three months (employed) or six months (self-employed) (<b>please provide</b>).</li> <li>• Satisfactory mortgage statements covering the last year (where applicable) (<b>please provide</b>).</li> <li>• Satisfactory landlord's reference (where applicable).</li> <li>• Satisfactory employer's reference (where applicable).</li> </ul> <p><b>To ensure the application is dealt with on receipt, please make sure that all relevant documentation is sent with the application. A checklist for submission can be obtained from our website.</b></p>

Further details and written quotations available on request. All loans are subject to availability, security and status and are available to those aged 18 or over.

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