

COVID-19 product changes

Heritage

This product is proceeding with desktop valuations but to help manage the extra risks some changes are required.

This document sets out the details of recent changes made to this product and the relevant pipeline/cut-over procedures. Some of these changes relate specifically to the desktop valuation process but others may be permanent changes that will still apply when physical valuations re-start. Where changes are permanent, they will be clearly highlighted as such.

Contents

Rate changes	Ctrl + Click here >
Product Changes	Ctrl + Click here >
Lending Criteria Changes	Ctrl + Click here >
Desktop Valuations	Ctrl + Click here >
Retention	Ctrl + Click here >
Commission	Ctrl +Click here >
Further Advances	Ctrl +Click here >
Pipeline	Ctrl +Click here >

Rate changes

To be available 00:01 on 7th April:

	GILT ERCs	Heritage Drawdown	Heritage Midi	Heritage Plus	Heritage Max	Heritage Max Plus
MER	STANDARD	3.91%	4.19%	4.57%	4.70%	5.23%
AER		3.98%	4.27%	4.67%	4.80%	5.36%
MER	FEES PACKAGE	4.11%	4.39%	4.77%	4.90%	5.43%
AER		4.19%	4.48%	4.88%	5.01%	5.57%
LTV		20.25% ▶ 46.08%	20.48% ▶ 46.35%	21.15% ▶ 47.25%	22.32% ▶ 47.70%	23.31% ▶ 49.50%

	FIXED ERCs	Heritage Drawdown	Heritage Midi	Heritage Plus	Heritage Max	Heritage Max Plus
MER	STANDARD	3.96%	4.24%	4.62%	4.75%	5.28%
AER		4.03%	4.32%	4.72%	4.85%	5.41%
MER	FEES PACKAGE	4.16%	4.44%	4.82%	4.95%	5.48%
AER		4.24%	4.53%	4.93%	5.06%	5.62%
LTV		20.25% ▶ 46.08%	20.48% ▶ 46.35%	21.15% ▶ 47.25%	22.32% ▶ 47.70%	23.31% ▶ 49.50%

Product Changes

There are no LTV changes.

Lending Criteria Changes

There are no changes to product lending criteria.

Desktop Valuations

A desktop valuation will allow cases to move to offer and then completion.

To supplement the desktop valuation, customers will be asked to **complete a questionnaire** on their property and **photographs of the interior are required**.

Desktop valuations are not available on the following properties so will not be able to progress:

- Built in since 2017
- Built before 1850
- Listed buildings
- Valued over £750,000 outside of the M25
- Valued over £1 million within the M25
- Valued under £100,000
- With over 1 acre of land
- Adjacent or above commercial premises
- > 1% flat roof
- Properties at risk of coastal erosion
- Flats that do not have a EWS1 certificate*
- Flats in blocks with more than 6 floors
- Office conversions
- Properties with an annex

* Flats that were built prior to 1996 with no external combustible material are acceptable (inc without an EWS1 certificate).

Flood Risk – the following are acceptable;

- England - Zone 1 & 2 are acceptable
- Scotland & Wales – low and medium acceptable

Retention

There are no retentions.

Commission

Commission will be paid as normal.

Further Advances

Not known.

Pipeline Rules

KFIs created before 8th April and submitted to application before 4pm on 10th April will secure the rate and original lending criteria but will have to await a full physical valuation. For these cases to proceed via a desktop valuation a new KFI and application will need to be generated on the latest rates and lending criteria applying