Mortgage Lending Criteria - Residential as at July 2026

For use by FCA authorised intermediaries only.

All applications are subject to a manual underwriting review

PERSONAL DETAILS	
Address History	3 year UK address history is required.
Age	Minimum Age: 18 years old. 21 years old for Professional Range. Maximum: 80 years old.
Ex Pat	Not Accepted.
First Time Buyer	Accepted - Standard criteria.
Immediate Family Definition	Spouse, parents and grandparents, children and grandchildren, brothers and sisters. Adopted, in law, half, and step members are also included in the definition.
Married Applicants	Applications from a married applicant in a sole name are accepted.
Number of Applicants	Maximum 4. 3rd & 4th applicants must be immediate family except for Joint Borrower/Sole Proprietor applications up to 95% LTV. Maximum 2 on professional mortgage products.
Residency Status	Must be resident with Permanent rights to reside in the UK. Settled/Pre-Settled Status under the EU settlement scheme is accepted. Applicants on a Skilled Worker visa or Family visa can be considered for any residential product up to 75% LTV on all repayment methods. Skilled workers on a visa must supply evidence of sponsorship. Under 3 years UK history can be considered for these applications subject to full underwriting assessment and meeting the minimum credit score requirement. Skilled worker route is not accepted, this is different to Skilled worker visa. For Family visa applicants, we will require at least one applicant on the mortgage to be a British citizen or settled person (have permanent rights to reside or indefinite leave to remain).

LOAN DETAILS	
Capital Raising	Limited to 90% LTV. Debt Consolidation limited to 80% LTV. No Debt to Income Ratio limit. Interest Only accepted for all capital raising reasons, standard interest only criteria applies. Purpose of capital raising required; evidence may be requested. Where Capital Raising is for an onward Residential Purchase then the ESIS is required for affordability. If you are capital raising for an onward Let to Buy property purchase, simultaneous completion is required. Not available for speculative investment, payment of tax bill or business/ commercial use. Capital raising must be for the benefit of all parties to the mortgage.
Capital Raising on Unencumbered	Treated as remortgage. Legal Assist, cash back or free valuation products are not available unless the loan exceeds £150,000.

We love to hear from you

For further questions please do not hesitate to contact your local BDM or the **Broker Help Desk** on **020 3427 1019**
www.**metrobank**online.co.uk/intermediaries

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Mortgage Lending Criteria - Residential *(continued)*

LOAN DETAILS (CONTINUED)	
Concessionary Purchase (or property transfer below market value)	Accepted. Seller must be a close family member. Subject to LTV requirements, non-family members are also accepted provided they are named on the mortgage as joint borrower. Key the application with the agreed sale price or agreed transfer amount, add a note detailing the full value of the property. Concessionary Purchase from family member if the property is held in LTD company name is not acceptable Lending decisions, including LTV and product eligibility, will be based on the agreed transfer amount, and remain subject to valuation assessment.
Deposit	Deposit must be from own resources. Gifted Deposits are acceptable from: - An immediate family member - A joint borrower - A builders incentive for new build property up to 5% of purchase price. A Metro Bank gifted deposit letter will be needed to be completed and additional source of funds maybe requested. Gifted deposits from family members (including spouse) who are to reside in the property are acceptable as long as an occupiers waiver is signed. Deposits from Cryptocurrencies are not acceptable.
Fee-Assist	Our re-mortgage only range offers two specific fee-assisted options. Moving a mortgage to Metro Bank will result in legal and valuation costs. Please refer to our website for more information on our Fee-Assist options.
Forces Help to Buy	Accepted. The monthly payment needs to be added as a commitment. Please add a note via the "send a message box" to confirm the source of deposit is Forces Help To Buy.
Gifted Equity (purchase or transfer at full market value)	Accepted. Seller must be a close family member. Subject to LTV requirements, non-family members are also accepted provided they are named on the mortgage as joint borrower. Gifted Equity can be used as deposit, a Gifted Deposit Form is required. Key the application with the market value. Gifted Equity Purchase from family member if the property is held in LTD company name is not acceptable. Lending decisions, including LTV and product eligibility, will be based on the agreed transfer amount, and remain subject to valuation assessment.
Guarantor	Not accepted, can consider joint borrower/sole proprietor applications.
Holiday Letting (Airbnb)	On all residential mortgages we allow customers to let their whole property via Airbnb or similar for up to 90 days per annum. Letting of part of the property or room is not allowed.
Interest Only - Non Sale of Property	Minimum Income of £50,000 required if any part of the loan is on Interest Only. This is total of all income sources from all applicants. The maximum amount on interest only is 80% LTV. The maximum LTV for part and part is 85% LTV. Capital raising is accepted, maximum 85% LTV, except for Debt Consolidation where the maximum is 80% LTV. Assets generated or held in a currency other than (£) sterling are not accepted as a Repayment Strategy.
Interest Only - Sale of Subject Property	Minimum Income of £50,000 required if any part of the loan is on Interest Only. This is total of all income sources from all applicants. Sale of Subject Property accepted where there is a minimum equity of £250,000 in the property excluding other repayment strategy's. Sale of subject property is capped at 50% LTV. This can be taken up to a maximum of 80% LTV overall using other repayment strategies or capital and interest repayment. The maximum 50% from sale of subject property and 250k minimum equity rule is applied first. For example: Property value £400,000 with a total loan of £320,000. £150,000 of this is interest only sale of subject property. The remaining £170,000 can use an alternative acceptable interest only repayment strategy, capital and interest or part and part.

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Mortgage Lending Criteria - Residential *(continued)*

LOAN DETAILS (CONTINUED)

Interest Only - Acceptable Repayment Vehicles	The following will be accepted as suitable repayment vehicles, with no minimum property value: Sale of other property(ies) (that are not the main home of the applicant or relatives) – equity must be equal to 120% of the mortgage amount. Properties must be in applicant(s) names only. Sale of liquid investments or savings more than 12 months old - 100% of current value. Pension - 25% of current value. Refer SIPPS. Endowments - 100% of current value. We require suitable evidence of the repayment strategy.
Interest Only - Second Homes	Accepted. Maximum LTV 85%. Where the second home is not for a relative then sale of the subject property is accepted as an interest only repayment strategy up to 80% LTV. With a further 5% available on capital and interest. If the second home is for a relative then the standard interest only repayment strategies apply other than sale of subject property which is not accepted.
Joint Borrower/Sole Proprietor	Accepted. Independent Legal Advice required for all joint borrowers. The Joint Borrower(s) can reside in the property. Joint Borrower/Sole Proprietor (JB/SP) is not available for capital raising unless for the benefit of all parties. JB/SP is not available on our Professional Mortgage Range. Interest only repayment vehicles must be in the name of the proprietor or immediate family member(s) only. Maximum of 2 households only (including the security property household on completion). 2 households need to be selected as part of the application and expenses from both households need to be included on the system.
>95% LTV Joint Borrower/Sole Proprietor	Accepted. - Independent Legal Advice required for all joint borrowers. - Maximum Term 35 years - Capital Repayment - Purchase and pound-for-pound remortgage The Joint Borrower(s) must: - Be an immediate family member (see 'Immediate Family Definition') of a proprietor - Be residential homeowners - Collectively have a minimum income of £75,000 and demonstrate disposable income that could be used to support the mortgage. Maximum of 2 households only (including the security property household on completion). 2 households need to be selected as part of the application and expenses from both households need to be included on the system. Property Requirements: - Proprietor can not own any other property on completion - Standard Cavity or Solid Masonry construction with pitch tile/slate roof (flat roof up to 25% accepted) - Not to be in poor condition - Not in an area where residential prices are declining - Be considered readily mortgageable and marketable for the whole mainstream market on standard terms (not just specialist lenders) - No adverse comments from the surveyor that the property characteristics or location may have significant negative effect on mortgageability, marketability or saleability - Minimum 99-year lease Note: when keying, enter Deposit as "Savings/Investments at "£0" to proceed.

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Mortgage Lending Criteria - Residential *(continued)*

LOAN DETAILS (CONTINUED)	
Let To Buy	Where a client applies for a residential purchase mortgage but will be letting their old residence out (rather than selling), the old main residential mortgage will be ignored if an ARLA letter shows rent will cover the mortgage repayments.
Loan Size	Minimum Loan: £50,000. Minimum Valuation £75,000, LTV as per product. Maximum Loan: None, we can consider loans of any amount.
LTV Loan Limits	Maximum 100% Up to £675,000 loan amount Maximum 90% Up to £1,125,000 loan amount (£675,000 for New Builds) Maximum 85% Up to £2,000,000 loan amount (£1,000,000 for New Builds) Maximum 80% Up to £2,000,000 loan amount Maximum 75% Up to £2,500,000 loan amount Maximum 70% Up to £5,000,000 loan amount Maximum 65% Up to £10,000,000 loan amount Subject to Product Availability
Near Prime	This range is designed for people with less than perfect credit profiles. Purchase and Remortgage. Maximum Loan £750,000 . Capital and Interest Only, Interest Only (75% LTV Max) or Part and Part 4.45x Income Multiple. Maximum 85% LTV. Lower credit score requirement. Please refer to credit history section for acceptable credit profiles. Joint Borrow/Sole Proprietor accepted. Other Criteria remains the same, max age, term, number of applicants etc. Only available for primary residence only.
Offer Extensions	Extension request received from Solicitor with reason for delay and confirmed completion date. Confirmation there has been no change in the customers circumstances from the customer. Up to date income documents (such as latest payslip) and latest bank statement. A re-valuation is required if the original valuation has expired. A re-valuation fee is payable for this. Please note that where the original surveyor is not available a standard valuation would be required, which may be undertaken by a different surveying firm, and a standard valuation fee would be payable. If the extension is only for a short period, we will normally allow for the same product to be used. For longer extensions a new product may be needed to be selected.
Offers Validity Period	New Build properties 270 days from the date of the completed valuation. All other properties 180 days from the date of the completed valuation. If you choose to instruct the valuation at the point of application submission, using the Instruct Valuation button, the 180 days (or 270 days for new build) commences from the date of the completed valuation and as a result could impact the offer validity period. Please also refer to 'Offer Extensions'.

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Mortgage Lending Criteria - Residential *(continued)*

LOAN DETAILS (CONTINUED)

Professional Mortgages	For fully qualified, registered and practicing Solicitors, Barristers, Medical Doctors, Accountants, Actuaries, Vets, Dentists, Surveyors, Architects and Engineers. Maximum 2 applicants – 1 applicant needed to meet professional requirements. 6x earned income – applies to both applicants, if the professional is the higher income earner (subject to affordability). If the non-professional is the higher income earner the 6x income will be applied to the professional applicant only at underwriting stage. Only Income from employment accepted - includes Self-Employed, Contractor, Limited Company and/or Employed. Minimum Age – 21 years old. All applicants must be named on the deeds. Available for purchase and remortgage, including capital raising. Professional(s) must have qualified within the last 10 years. Professional(s) employed in a role without their qualification as their job title will be considered on an individual basis. E.g. a fully qualified accountant working as a senior finance manager would be considered for a Professional Mortgage. Professional(s) must be registered with one of the registered bodies below: **Barristers** - The Bar Council **Actuaries** - The Institute and Faculty of Actuaries (IFoA) **Accountants** - Institute of Chartered Accountants England & Wales - Institute of Chartered Accountants Scotland - Chartered Institute of Management Accountants - Association of Chartered Certified Accountants - Chartered Institute of Public Finance and Accountancy - Institute of Financial Accountants **Medical Doctors** - General Medical Council **Solicitors** - Law Society of Northern Ireland - Law Society of England & Wales - Law Society of Scotland **Dentists** - General Dental Council (GDC) **Vets** - Royal College of Veterinary Surgeons (RCVS) **Engineers** - Institute of Engineering and Technology Incorporated Engineers (IEng) - Institute of Engineering and Technology Chartered Engineers (CEng) **Surveyors** - Royal Institute of Chartered Surveyors (RICS) **Architects** - Architects Registration Board (ARB)

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Mortgage Lending Criteria - Residential *(continued)*

LOAN DETAILS (CONTINUED)	
Retentions	Any withheld proportion of mortgage must be drawn within 6 months of the completion date.
Second Mortgage Affordability	Accepted. Background mortgage payment and household expenditure needs to be included when calculating the maximum loan affordable. If more than one mortgage held with Metro Bank, then the lending will need to meet the applicable affordability across all lending.
Term	Minimum: 5 Years. Maximum Capital and Interest: 40 Years. Maximum Interest Only or Part and Part: 35 years. Maximum >95% LTV: 35 years The whole loan must be on the same term.
Second Home for Personal Use	Accepted max 85% LTV. We will accept up to 80% LTV on Interest Only (with sale of property as a repayment strategy) with an additional 5% on capital and interest repayment. No minimum property value or remaining equity required. Available on Core Range only.
Second Home for Relative	Accepted max 85% LTV. We will accept up to 80% LTV on Interest Only with an additional 5% on capital and interest repayment. Sale of subject property is not accepted as a repayment strategy. Relative can be a joint borrower and reside. If a joint borrower they can also provide a gifted deposit/equity. Available on Core Range only.
Shared Ownership	Not accepted, unless staircasing to 100% ownership.

EMPLOYMENT/INCOME	
Bank Workers	Available to Nurses Only. If Bank Work is a second job treated as overtime, 60% taken into account for affordability. This can be either the total of the last P60 or the year to date figure (not annualised). If Primary/Only Income, 2 P60s required. Average of last 2 years P60's used for affordability where payslips confirm at least the same level of income is being received.
Benefit Income	Disability Living Allowance or Personal Independence Payment is accepted, if guaranteed for the life of mortgage and awarded to a person named on the mortgage. All other benefits are not accepted.
Bonus/Commission/Overtime	Accepted, 60% considered for affordability. This can be 60% of the: - total of the last P60 minus the basic - current years Bonus payslip amount - year to date figure minus year to date basic (for overtime and commission this can be annualised).
Bursary Income	Not accepted.
Capital Gains	Accepted where sustainable. Minimum 3 year track record and proof of ongoing sustainability.
Car Allowance	Accepted. 100% used for affordability.

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Mortgage Lending Criteria - Residential *(continued)*

EMPLOYMENT/INCOME (CONTINUED)	
Contractors	Accepted. Current contract must be at least 3 months in length. If contract has no end date it must have been running for at least 3 months. No more than 6 weeks of gaps in contracts over the last 12 months. A 12 month contract history is not required for applicants who can evidence 12 months continuous history working within the same industry as evidenced by Contracts, P60's or SA100 (Tax return with IR Mark). Contracts must have a start date. If current contract has less than 4 weeks to run we may require evidence that it has been renewed or a new contract obtained. If current contract has no end date we will look to confirm it has at least 4 weeks notice period or request confirmation that the contract will run for at least another 4 weeks. Income calculated as a daily rate over 46 weeks based on 5 day working week (unless the contract restricts the applicant to less than this). We require evidence of the current contract, 12 months same industry history and 1 months Bank statements showing receipt of contract income at level keyed.
Contracts - Fixed Term	Accepted where customer is working directly for their end client on a PAYE basis. Current contract must be at least 3 months in length. If contract has no end date it must have been running for at least 3 months. No more than 6 weeks of gaps in contracts over last 12 months. A 12 month contract history is not required for applicants who can evidence 12 months continuous history working within the same industry as evidenced by Contracts, P60 or SA100 (Tax Return with IR Mark). Contracts must have a start date. If current contract has less than 4 weeks to run we may require evidence that it has been renewed or a new contract obtained. If current contract has no end date we will look to confirm it has at least 4 weeks notice period or request confirmation that the contract will run for at least another 4 weeks Income will be assessed as guaranteed income (hourly/ daily rate multiplied by guaranteed hours/ days). We require evidence of current contract, 12 months same industry history and 1 months Bank statements showing receipt of contract income at level keyed.
Contractors - Umbrella Companies	Current contract must be at least 3 months in length. If contract has no end date it must have been running for at least 3 months. No more than 6 weeks of gaps in contracts over last 12 months. A 12 month contract history is not required for applicants who can evidence 12 months continuous history working within the same industry as evidenced by Contracts, P60 or SA100 (Tax Return with IR Mark). Contracts must have a start date. If current contract has less than 4 weeks to run we may require evidence that it has been renewed or a new contract obtained. If current contract has no end date we will look to confirm it has at least 4 weeks notice period or request confirmation that the contract will run for at least another 4 weeks. Income will be assessed as guaranteed income (hourly/ daily rate multiplied by guaranteed hours/ days). We require evidence of current contract, 12 months over last 12 months history and 1 months Bank statements showing receipt of contract income at level keyed. Payslips maybe requested where the payment on the bank statement differs from the contract after tax and national insurance has been deducted.
Contracts - Zero Hours	Not Accepted.
Fixed Allowance	Accepted at 100% if contracted and the same on every payslip. If a variable amount we can consider at 60%. Refer to Bonus, Commision and Overtime criteria.
Foreign Currency	Not Accepted.

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EMPLOYMENT/INCOME (CONTINUED)

Foster Income

Accepted. 24 months income evidence and Local Authority/Foster Agency Statement for the last 24 months and confirmation that most recent year's figure is likely to continue for foreseeable future. Income must be keyed as self-employed and will be assessed as a 100% of the average of the last 24 months.
Foster children must be keyed as dependants.

Income Multiples

All income multiples are 4.45x unless stated below

	House Purchase and Remortgage Ranges	House Purchase and Remortgage Ranges	Large Loan Range	Professional Range
Loan to Income Multiplier	5x	5.5x	5.5x	6x
1 Applicant	>=£70,000	>=£100,000	No minimum income	Must meet Professional criteria
2 Applicants				
3 Applicants	>=£100,000	>=£150,000		N/A
4 Applicants				
Max LTV	85%	85%	85%	90%

Investment Income

Accepted at 5% of fund value.

Maximum term of 20 years.

Minimum managed portfolio value of £250,000.

Funds containing individual properties will have the value of the property excluded.

Highly volatile funds such as currency exchange, single stock or venture capital trusts, will be excluded.

Standalone cash savings are not classed as an investment.

Large Town Allowance

Accepted. 100% used for affordability.

Lending into Retirement

If the applicant retires before the end of the mortgage term in order to confirm the affordibility in retirement, we will calculate the mortgage balance at the point of retirement using Metro Banks, stress rate and assess if the current level of retirement income is sufficient to meet the affordability assessment. We do not accept projections.

Earned income is accepted up to the age of 80 subject to a plausibility check that the applicant can continue in the current line of work until the declared retirement age. Retirement age will be capped for manual positions including driving and those with advertised retirement ages.

Maintenance Income Court Order

Accepted, if guaranteed for the life of mortgage or if child maintenance, Child needs to be under 13 years old at the time of the application. 100% used for affordability. Copy of court order required.

Maintenance Income No Court Order

Not accepted.

Minimum Income

Capital and Interest - No minimum income required.

Interest Only/Part and Part - Application must have a minimum usable income £50,000.

Mortgage Subsidy

Accepted.

Other committed income/ assets/drawdown sources

These can be considered on an individual basis. Please contact us to discuss.

Parental Leave including Adoption Leave

Last payslip prior to leave and an employers letter that needs to confirm return to work date, salary, hours and no changes to terms and conditions.

Evidence of sufficient income/savings to cover any reduction in income during leave period required if not returning within 3 months.

Pension - Defined Benefit/ Final Salary

Accepted. 100% of current level being received or if not yet drawn proof of eligibility to draw and we will use the amount left assuming the maximum tax free lump sum is taken.

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EMPLOYMENT/INCOME (CONTINUED)	
Pension - SIPP	Accepted. 5% of the current fund value. Must be over 55 years old. Maximum term of 20 years. The value of any individual properties held within a SIPP will be excluded from the fund value.
Pension State	Accepted. 100% of current level being received or if deferred the amount stated they can draw on last annual update.
Rental Allowance	Not accepted.
Rental Income	Accepted, 100% of latest year. Calculated as profit from land and property after removing any dis-allowable expenses - such as finance costs. To be evidenced via most recent SA100 (submitted tax return) with Inland Revenue (IR) mark paired with the tax year overview. Box 40 minus Box 44 of the rental section. Where the disallowed expenses/finance costs section (Box 44) is blank or does not meet the annualised mortgage costs of BTL's held then the income should be keyed as the profit (Box 40) and the BTL mortgage payment(s) should be added as a commitment(s). Lodger's income not accepted. Rental income paid in cash is not accepted.
Second Job	Accepted – 100% if 6 month track record of working two jobs and sustainable.
Self-Employed	Sole Traders, Limited Company Shareholders and Partners Accepted. Applicants classed as self employed if own 25% or more of a limited company. 2 years trading is required with a minimum of 2 years finalised figures. The self employed income used for the application will be the maximum of the average last 2 or 3 years, which ever is the higher.
Self-Employed - Limited Company Directors	Profit before taxation plus directors remuneration can be considered for affordability if 100% of shareholders are on the mortgage and sustainability of the business can be confirmed. Director's remuneration plus average dividend for last 2 or 3 years is used for affordability where there is less than 100% ownership. A Metro Bank Accountants Certificate or 1/2 years full company accounts submitted and registered with Companies House or 2/3 years tax calculations and overview with a covering letter from the verified accountant and the latest business Bank statement dated within the last 30 days are required.
Self-Employed - Partner in LLP	Where firm is a national large recognised LLP we can use Current Drawings and Partnership Profit Share, with no minimum time working within the LLP assessed on a case by case basis. Letter from CFO/Financial Director confirming when became an equity partner, percentage ownership, current drawings and the partnership profit share they would have earned at that level of ownership for the last 2 years. Income used will be current drawings and latest years profit share.
Self-Employed - Partnerships	Profit from Partnership. A minimum of 2 years trading required with 2 years fully submitted figures. We will use an average of the last 2 or 3 years figures (whichever is the higher) for affordability. The latest months business bank statement dated within the last 30 days and Metro Banks Accountants Certificate or 1/2 years full partnership accounts or 2/3 years partnership tax returns required.
Self-Employed - Sole Traders	Profit from Self-Employment. A minimum of 2 years trading required with 2 years fully submitted figures. We will use an average of the last 2 or 3 years figures (whichever is the higher) for affordability. The latest months business bank statement dated within the last 30 days and Metro Bank Accountants Certificate or 2/3 years Tax Calculations with accountants letter or 2/3 years SA100 (tax returns) with Inland Revenue mark required (where no accountant is used).

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Mortgage Lending Criteria - Residential *(continued)*

EMPLOYMENT/INCOME (CONTINUED)

Self-Employed Accepted Accountant Qualifications	Main accountants' qualifications accepted. These apply when using profit before tax, a Metro Bank Accountants Certificate or a covering letter is required from the accountant. - Institute of Chartered Accountants England & Wales - Institute of Chartered Accountants Scotland - Chartered Institute of Management Accountants - Association of Chartered Certified Accountants - Chartered Institute of Public Finance and Accountancy - Institute of Financial Accountants - Association of Accounting Technicians
Stipend Income	Not accepted.
Supply Teachers	Accepted if over 3 years. Average of last 3 years income used for affordability.
Time in Employment	Can consider less than 6 months if gap relates to career breaks and/or parental leave. Will need to demonstrate an established career history which includes 6 months total employment. Demonstrated by way of P60(s) and Pay slip(s).
Trust Income	Accepted, must be guaranteed for term of mortgage and evidenced through Trust Deed, Trust Accounts and Investment Portfolio Reports showing underlying assets.

CREDIT HISTORY

	Standard	Near Prime
CCJs	No CCJs registered in last 3 months. Max £1,500 CCJs registered within last 36 months (satisfied and unsatisfied combined).	No CCJs registered in last 3 months. Max £2,000 CCJs registered within last 24 months (satisfied and unsatisfied combined).
Defaults	No Defaults registered in last 3 months. Max £1,500 Defaults registered within last 36 months (satisfied and unsatisfied combined).	No Defaults registered in last 3 months. Max £2,000 Defaults registered within last 24 months (satisfied and unsatisfied combined).
Missed Mortgage or Secured Loan Payments	No missed payments in the past 3 months. Max status 2 in last 36 months.	No missed payments in the past 3 months. Max status 2 in last 24 months.
Unsecured Arrears	No missed payments in the past 3 months. Accounts that have reached 6 months in arrears will be assessed under our defaults criteria.	
Communication and Utility arrears and defaults	No maximum but may impact Credit Score.	
Debt Management Plan Arrangement to Pay Debt Collection	Satisfied.	
IVA/Protected Trust Deed	Must have been satisfied more than 3 years.	Satisfied.
Bankruptcy/Debt relief	Must be discharged and order registered more than 6 years prior to the application.	Must be discharged and order registered more than 3 years prior to the application.
Property Repossession	Accepted if older than 6 years at the time of application.	
Payday Loans/Short Term Lending	No evidence of payday lending in the last 12 months, subject to Underwriter review. Payday lending and past-term bridging finance are not accepted.	
Scoring	All applications are subject to credit score-carding referenced against credit agency.	

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Mortgage Lending Criteria - Residential *(continued)*

CREDIT HISTORY (CONTINUED)	
Credit Impaired	Maximum LTV of 85% for customers who are credit impaired as per the PRA definition. A customer who: (a) within the last two years has owed overdue payments, in an amount equivalent to three months' payments, on a mortgage or other loan (whether secured or unsecured), except where the amount overdue reached that level because of late payment caused by errors by a bank or other third party; or (b) has been the subject of one or more county court judgments, with a total value greater than £500, within the last three years; or (c) has been subject to an individual voluntary arrangement or bankruptcy order which was in force at any time within the last three years.

COMMITMENTS/DEBT	
BTLs in Background	Need to demonstrate that any BTLs are self-financing by way of the latest months bank statement dated within the last 30 days showing mortgage payments and rent received. (rent received in cash not accepted).
Childcare and School Fees	Taken as commitment.
Credit Cards	Deducted as a commitment at 3% of outstanding balance if to remain.
Debt Consolidation	Debt Consolidation limited to 80% LTV. A debt consolidation form will be required.
Debt to Income Ratio	No limit applied.
Debts being cleared from advance	These will not be included in the affordibility calculation.
Debt to Remain	Any debts remaining on completion are included as a commitment. Any debts with less than 3 months to remain can be ignored, they should be keyed as part of the application but marked as to be repaid.
Let To Buy (Existing Resi Mortgage)	Existing main residence mortgage will be ignored if a letter from an ARLA registered agent shows the rent will cover the mortgage repayments once the customer moves out. If a new mortgage is being taken out on the property, a Mortgage Illustration will need to be provided and the rental will need to cover the new mortgage payment. The offer for the new mortgage will be required prior to completion. Evidence of consent to let maybe requested when existing mortgage is being retained on residential terms.
Non Simultaneous Sale & Completion	Treated as running 2 houses and affordability calculation will take into account both mortgage payments and household running costs (if applicable). Expenditure for both households will need to be added together to complete the application.
Pension Payments	Not taken as a commitment.
Second Mortgage	Affordability calculation needs to cover both mortgages. Monthly Mortgage Payment for background property to be added as a remaining commitment. Expenditure for both households will need to be added together to complete the application.

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Mortgage Lending Criteria - Residential *(continued)*

PROPERTY	
>95% LTV	Property Requirements: - Standard Cavity or Solid Masonry construction with pitch tile/slate roof (flat roof up to 25% accepted) - Not to be in poor condition - Not in an area where residential prices are declining - Be considered readily mortgageable and marketable for the whole mainstream market on standard terms (not just specialist lenders) - No adverse comments from the surveyor that the property characteristics or location may have significant negative effect on mortgageability, marketability or saleability - Minimum 99-year lease
Adapted Properties	Subject to surveyor's comments on future saleability. Heavily Adapted Properties will not be accepted.
Agricultural Ties	Not accepted.
Annex	Properties with annexes are acceptable provided that the annexe is in keeping with the property and the valuer confirms that the security is suitable for a residential mortgage. Annexes must be used by the family and not separately let. The valuer to confirm marketability of standard families not just investors. Properties with separate utilities are not accepted, those with a second council tax can be considered subject to above.
Assignment of Contract	Not accepted.
Balcony Access	Accepted subject to surveyor's comments.
Bed & Breakfast	Not accepted.
Cast in Situ Concrete	Accepted, such as Wimpey No-Fines & Laing Easiform subject to surveyor's comments.
Commercial Property - near or adjacent to	Accepted - subject to surveyor's comments that the property and location does not adversely affect saleability.

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Mortgage Lending Criteria - Residential *(continued)*

PROPERTY	
Common Hold	Not accepted.
Concrete - Large Panel System (LPS)	Concrete Large Panel System construction is unacceptable.
Concrete - Prefabricated Reinforced Concrete (PRC)	Accepted subject to valuer comments, unless previously classified as Defective. Please refer to the Defective section for more information.
Contaminated Land	Not accepted.
Deck Access	Accepted subject to surveyor's comments.
Defective	Not accepted. Properties defective under the 1984 Housing Act are not accepted whether repaired or not: Airey Boot Boswell Cornish Unit (1) Cornish Unit (2) Dorran (1) Dorran (2) Dyke Gregory Myton (1) Myton (2) Newland (1) Newland (2) Orlit Parkinson Reema Hollow Panel Schindler & Hawksley SGS Smith Stent Stonecrete Tarran Tarran (2) Underdown Unity & Butterley (1) Unity & Butterley (2) Waller Wates Wessex (1) Wessex (2) Winget Woolaway

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Mortgage Lending Criteria - Residential *(continued)*

PROPERTY (CONTINUED)	
EWS1 Guidance	We rely upon the professional opinion of our panel surveyor to identify if a property identifies the presence of any aluminium composite material, or potentially combustible cladding/fire safety concerns. If this is the case then an EWS1 form will be required. The EWS1 form will need to be prepared by a suitably qualified independent professional advisor who is a member of one of the professional body approved by the Ministry of Housing, Communities and Local Government (MHCLG) and provided by the building owner/agent. Solicitor to provide a fully completed EWS1 form (of an A1, A2 or B1 rating) completed by an appropriate signatory (see the RICS website for a list of relevant professional bodies for completion of a EWS1 form). If the signatory is not on the FIA portal then Metro Bank also require a covering letter from the signatory confirming the information contained in the EWS1 form. This information must be provided to Metro Bank for consideration and approval prior to completion.
Ex Local Authority	Houses accepted. Flats accepted subject to a maximum number of storeys in the block of 6. Balcony/Deck access accepted subject to surveyor's comments.
Flat Roof	Accepted subject to surveyors' comments. Flats with 100% flat roof considered. For loans more than 95% Loan to Value the area of the flat roof is restricted to 25%.
Flats - Maximum Number of Floors	No Maximum except Ex -Local Authority where the maximum is 6. If the building has more than 4 storeys it must have a lift. Accepted at standard LTVs.
Floor Area	Minimum Gross Internal Area of 30m2.
Flying Freehold	Maximum 20% of total floor area can be on a flying freehold.
Freehold Flats/Coach Houses	Not accepted or where the Leaseholder 'or an associated party' also controls the freehold. This includes where the ownership of the freehold is through a Limited Company. Share of freehold accepted as long as in line with number of flats in the block. Such as if 25% share is owned and there are 4 flats in the block this is acceptable. If over 25% of the freehold is owned and there are 4 flats in the block this is not acceptable.
Ground Rents	New builds/conversions must have an initial minimum lease term of 125 years. The maximum initial ground rent should initially be no more than 0.25% of market value; For Leases granted after 30 June 2022, ground rent must be "peppercorn", in line with the Leasehold Reform (Ground Rent) Act 2022. The ground rent must not be reviewed less than every 10 years. The ground rent must only be reviewed in line with the RPI or equivalent. Event fees can only be based on the reasonable administration costs incurred.
Holiday Lets	Not accepted.
Holiday Letting (AirBnB)	Accepted on Residential mortgages for up to 90 days per annum as per standard mortgage terms and conditions.
Inherited Properties	Property still in deceased name: treat as a purchase with inherited share used as deposit. Solicitor to confirm details of inheritance. If property in applicants name: treat as remortgage, capital raising for reason other than paying off other inherited parties is not accepted if within the first 6 months of ownership. Valuation used will be the lower of inheritance valuation or our mortgage valuation.
Japanese Knotweed	Category D (Report) - Acceptable. Japanese Knotweed was not seen on this property, but it can be seen on a neighbouring property or land where it was within 3 meters of the boundary. Category C (Manage) - Acceptable. Japanese Knotweed was identified within the boundaries of this property, but it is not causing visible, material damage to the structure and is not likely to prevent access to or restrict use of amenity space. Category A and Category B (Action) - Unacceptable unless appropriate treatment plan provided by a company affiliated to either the Property Care Association Invasive Weed Group or the Invasive Non-Native Species Association (INNSA) in place. The treatment plan must be paid for in full prior to Metro Bank releasing funds and benefit from a 5 year warranty/insurance backed guarantee.
Key Worker scheme	Not accepted.

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Mortgage Lending Criteria - Residential *(continued)*

PROPERTY (CONTINUED)	
Kitchens (More than One)	Accepted, if in annex or in keeping with the property subject to surveyor's comments; otherwise not accepted.
Leasehold	85 years unexpired term on lease at the point of application (99 years for >95% LTV, 125 years for new build). Applications which include extensions to the lease length on completion considered.
Listed Buildings	Grade I, II* and II (A, B and C in Scotland) accepted - subject to full valuation and surveyor's comments.
Live/Work Units	Not accepted.
Location of Lending	England, Wales and Scotland. For Scotland we will not lend in the following postcodes: Western Isles (HS) Highlands (KW & ZE) We currently do not accept transcripts.
Mineshafts	Not accepted where there is an uncapped mineshaft that affects the property.
Minimum property value/ purchase price	£75,000
Modern Methods of Construction	Accepted - subject to: Planning and building regulation compliance. An acceptable building standards warranty scheme being available. Buildings insurance being obtainable under normal terms. A minimum design life of 60 years as confirmed by a British accredited body (i.e. BRE, BOPAS). Saleability confirmed by the surveyor. Being situated in a suitable location as defined by the surveyor.
New Build definition	Property built/converted in last 12 months (based on completion certificate) and being occupied for the first time.
New Build - Flat	Maximum 90% LTV. Maximum loans of £1,000,000 at 85% LTV and £675,000 at 90% LTV.
New Build - House	Maximum 90% LTV. Maximum loans of £1,000,000 at 85% LTV and £675,000 at 90% LTV.
New Build Incentives	Builder Incentives accepted up to 5% of the purchase price. Builder incentive can include builders deposit contribution, white goods, carpets and curtains, cashback, legal fees and a contribution towards stamp duty.
New Build warranties/ guarantees	Properties that have been built or converted in the last 10 years require suitable warranties/guarantees to be in place. Acceptable Warranties: ABC+, Advantage Warranties, Ark Latent Defects Insurance, Build Assure, Build Zone, Building Life Plan, Checkmate Castle, Compariqo, Global Home Warranties, Homeproof / Titan (formally Aedis Warranties), International Construction Warranties, LABC - New Home Warranty, NHBC, One Guarantee, Premier Guarantee, Protek, The Q Policy. https://lendershandbook.ukfinance.org.uk/lenders-handbook/englandandwales/question-list/1913/
Non Habitable Condition	Not accepted - property has to be secure; structurally sound; insurable; have a working kitchen with running water, storage and ability to heat food; have a working bathroom with working lavatory, sink and ability to shower or bath and subject to surveyor's comments.
Non Residential Use	Accepted. Maximum 25% of the overall property size.

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Mortgage Lending Criteria - Residential *(continued)*

PROPERTY (CONTINUED)

Own Limited Company Purchase	Not accepted.
Property owned as Tenants in Common	Not accepted.
Property owned in Trust	Not accepted.
Remortgage within six months	Not accepted.
Restrictive Covenants/Title	Not accepted.
Right To Buy/Right to Acquire	Not accepted. Which includes during pre-emption or right of refusal period.
Self Build	Not accepted, unless completed and covered by a suitable structural new build warranty. Land would need to have been owned for at least 6 months.
Single Skin	Not accepted.
Shared Equity/Ownership	Not accepted unless staircasing to 100% ownership.
Solar Panels	Accepted subject to the following conditions: - Solar Panel provider is on the MCS accreditation register. - Solar panel provider a member of Code of Practice for the Renewable Energy Sector. - Solar panel provider has signed the UK Finance template letter. Solicitor to: 1) confirm that the solar panel provider is on the MCS accreditation register 2)confirm that the UK Finance Lenders Handbook conditions relating to solar panel providers are satisfied.
Steel Framed	Accepted, subject to a structural report from a suitably qualified engineer (MICE, FICE, MIStructE, FIStructE) or a Chartered Building Surveyor (MRICS, FRICS) is required to confirm if it is of an acceptable standard for mortgage purposes and surveyor's comments on marketability and the suitability of the security for mortgage lending.
Studio Flats	Accepted. Minimum Gross External Area of 35m2.
Thatched Roof	Accepted, subject to surveyor's comments.
Timber Framed	Accepted, with durable outer leaf, subject to surveyor's comments on marketability and the suitability of the security for mortgage lending. Properties which are all timber are not acceptable.
Under Pinned	Properties under-pinned in the last 10 years are not accepted unless covered by a 20 year guarantee.
Valuations	A valuation will be required for each application. Please refer to our website for more information on Valuations including fee scale.

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