

## KEY RESIDENTIAL LENDING CRITERIA - JANUARY 2010

### Income Multiples

Admissible Income* of Main Earner	Up to £40,000	£40,001 or more
Income Multiplier	x 3.6	x 4.0

For joint applications, full joint admissible income can be used. The multiple is applied to the total income, but it is the income of the higher earner that determines the correct multiplier. These income multipliers apply to all residential mortgage products.

\* Admissible income is gross income minus a deduction for ongoing financial liabilities.

### Maximum Advance

LTV Maximum	LTV Advance
Up to 75%	£1,000,000
Up to 80%	£750,000
Up to 85%	£400,000

### Valuation Fees

Purchase Price	Mortgage Valuation Fee	Homebuyers' Report Fee
Up to £ 60,000	£95	£230
Up to £ 75,000	£110	£280
Up to £125,000	£125	£330
Up to £175,000	£160	£410
Up to £200,000	£195	£410
Up to £300,000	£245	£510
Up to £400,000	£295	£610

For valuation fees for properties over £400,000 visit [www.coventryintermediaries.co.uk](http://www.coventryintermediaries.co.uk)

Any mortgage valuation offer is only available when we instruct the valuer. Only one valuation to a maximum value of £650 is included in the offer. Valuations include VAT.

### Present Day Valuation Fees

Present Valuation	PDV Fee
Up to £100,000	£85
Up to £250,000	£145
Up to £500,000	£225
Over £500,000	£230+ Negotiable

### Acceptable Terms and Types

Repayment or Endowment over a maximum term of 35 years, Pension or ISAs over a maximum term of 40 years (occupational pension schemes not accepted) or Part/Part, where a mix of repayment vehicles may be used.

### Higher Lending Charge (HLC)

HLC is charged on all loans above 90% LTV excluding specific FTB products. The fee is calculated on the amount of the loan over 75% LTV at a rate of £7.25 per £100 of borrowing. Any fees added to the loan, including the HLC, are excluded from this calculation. There is no HLC on additional further lending made by us.

### First Time Buyer Specific Policy

- When FTB products are available, the maximum advance is £250,000 and the maximum LTV is dependent upon scheme chosen.
- No HLC on specific FTB product.
- Maximum term is 35 years.

[www.coventryintermediaries.co.uk](http://www.coventryintermediaries.co.uk)

All information is subject to change. Product information is subject to availability and may change. This information is for intermediaries only and is not intended for distribution to potential customers

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