Aldermore

Residential mortgages guide for intermediaries

17 September 2026

FOR INTERMEDIARY USE ONLY

Enter

Level 1

For applicants with less than perfect credit including first time buyers, home movers and remortgages up to 95% LTV

Purpose		Purchase and remortgage					Purchase only
Maximum loan size		£1m					
Maximum LTV		65%	75%	80%	85%	90%	95%
2 year fixed	Initial Rate	5.98%	6.03%	6.22%	6.42%	6.91%	7.12%
	Product fee	£0					
	Initial Rate	5.73%	5.78%	5.97%	6.17%	6.66%	6.87%
	Product fee	£999					
	Initial Rate	5.52%	5.57%	5.76%	5.96%	6.45%	6.66%
	Product fee	£1,999					
3 year fixed	Initial Rate	5.93%	5.98%	6.17%	6.37%	6.86%	7.07%
	Product fee	£0					
	Initial Rate	5.78%	5.83%	6.02%	6.22%	6.71%	6.92%
	Product fee	£999					
	Initial Rate	5.61%	5.66%	5.85%	6.05%	6.54%	6.75%
	Product fee	£1,999					
5 year fixed	Initial Rate	6.16%	6.21%	6.39%	6.50%	6.71%	6.87%
	Product fee	£0					
	Initial Rate	6.06%	6.11%	6.29%	6.40%	6.61%	6.77%
	Product fee	£999					
	Initial Rate	5.96%	6.01%	6.19%	6.30%	6.51%	6.67%
	Product fee	£1,999					
Reversion rate		8.38% (AMR +0.00%)					

Incentives		Free valuation	Free legal fees
Purchase		✓	✗
Remortgage		✓	✓
Aldermore Managed Rate (AMR)^	8.38%	^The AMR is a variable rate set by Aldermore.	Eligibility for the 98% LTV product is restricted to customers with an employment status of 'employed'; self-employed applicants and contractors have a maximum LTV of 95%.
Procuration fee	0.50%	**Adding fees** – Product fees can be added to the loan up to and including the 90% LTV product.	

Affordability The affordability shown on the DIP is based on Level 1 products. For other product levels, use the affordability calculator to confirm the maximum lending available. The correct affordability will be calculated once the full application is submitted.

View our new improved Key Lending Criteria here →

Level 1 - NEW 98% LTV

For applicants with less than perfect credit including first timer buyers & home movers up to 98% LTV.

Purpose		Purchase only
Maximum loan size		**£600k**
Maximum LTV		**98%**
5 year fixed	Initial Rate	7.17%
	Product fee	£0
Reversion rate		8.38% (AMR +0.00%)

Incentives		Free valuation	Free legal fees
Purchase		✓	✗
Aldermore Managed Rate (AMR)^	8.38%	^The AMR is a variable rate set by Aldermore.	Eligibility for the 98% LTV product is restricted to customers with an employment status of 'employed'; self-employed applicants and contractors have a maximum LTV of 95%.
Procuration fee	0.50%	**Adding fees** – Product fees can be added to the loan up to and including the 90% LTV product.	

Affordability	The affordability shown on the DIP is based on Level 1 products. For other product levels, use the affordability calculator to confirm the maximum lending available. The correct affordability will be calculated once the full application is submitted.

View our new improved Key Lending Criteria here →

Level 2

For applicants with less than perfect credit including first time buyers, home movers and remortgages up to 95% LTV

Purpose		Purchase and remortgage					Purchase only
Maximum loan size		£1m					
Maximum LTV		65%	75%	80%	85%	90%	95%
2 year fixed	Initial Rate	6.13%	6.18%	6.37%	6.57%	7.06%	7.27%
	Product fee	£0					
	Initial Rate	5.88%	5.93%	6.12%	6.32%	6.81%	7.02%
	Product fee	£999					
	Initial Rate	5.67%	5.72%	5.91%	6.11%	6.60%	6.81%
	Product fee	£1,999					
3 year fixed	Initial Rate	6.08%	6.13%	6.32%	6.52%	7.01%	7.22%
	Product fee	£0					
	Initial Rate	5.93%	5.98%	6.17%	6.37%	6.86%	7.07%
	Product fee	£999					
	Initial Rate	5.76%	5.81%	6.00%	6.20%	6.69%	6.90%
	Product fee	£1,999					
5 year fixed	Initial Rate	6.31%	6.36%	6.54%	6.65%	6.86%	7.02%
	Product fee	£0					
	Initial Rate	6.21%	6.26%	6.44%	6.55%	6.76%	6.92%
	Product fee	£999					
	Initial Rate	6.11%	6.16%	6.34%	6.45%	6.66%	6.82%
	Product fee	£1,999					
Reversion rate		8.38% (AMR +0.00%)					

Incentives		Free valuation	Free legal fees
Purchase		✓	✗
Remortgage		✓	✓
Aldermore Managed Rate (AMR)^	8.38%	^The AMR is a variable rate set by Aldermore.	
Procuration fee	0.50%	**Adding fees** – Product fees can be added to the loan up to and including the 90% LTV product.	

Affordability The affordability shown on the DIP is based on Level 1 products. For other product levels, use the affordability calculator to confirm the maximum lending available. The correct affordability will be calculated once the full application is submitted.

View our new improved Key Lending Criteria here →

Level 3

For applicants with less than perfect credit including first time buyers, home movers and remortgages up to 95% LTV

Purpose		Purchase and remortgage					Purchase only
Maximum loan size		£1m					
Maximum LTV		65%	75%	80%	85%	90%	95%
2 year fixed	Initial Rate	6.38%	6.43%	6.62%	6.82%	7.31%	7.52%
	Product fee	£0					
	Initial Rate	6.13%	6.18%	6.37%	6.57%	7.06%	7.27%
	Product fee	£999					
	Initial Rate	5.92%	5.97%	6.16%	6.36%	6.85%	7.06%
	Product fee	£1,999					
3 year fixed	Initial Rate	6.33%	6.38%	6.57%	6.77%	7.26%	7.47%
	Product fee	£0					
	Initial Rate	6.18%	6.23%	6.42%	6.62%	7.11%	7.32%
	Product fee	£999					
	Initial Rate	6.01%	6.06%	6.25%	6.45%	6.94%	7.15%
	Product fee	£1,999					
5 year fixed	Initial Rate	6.56%	6.61%	6.79%	6.90%	7.11%	7.27%
	Product fee	£0					
	Initial Rate	6.46%	6.51%	6.69%	6.80%	7.01%	7.17%
	Product fee	£999					
	Initial Rate	6.36%	6.41%	6.59%	6.70%	6.91%	7.07%
	Product fee	£1,999					
Reversion rate		8.38% (AMR +0.00%)					

Incentives		Free valuation	Free legal fees
Purchase		✓	✗
Remortgage		✓	✓
Aldermore Managed Rate (AMR)^	8.38%	^The AMR is a variable rate set by Aldermore.	
Procuration fee	0.50%	**Adding fees** – Product fees can be added to the loan up to and including the 90% LTV product.	

Affordability The affordability shown on the DIP is based on Level 1 products. For other product levels, use the affordability calculator to confirm the maximum lending available. The correct affordability will be calculated once the full application is submitted.

View our new improved Key Lending Criteria here →

Level 4

For applicants with less than perfect credit including first time buyers, home movers and remortgages up to 90% LTV

Purpose		Purchase and remortgage				
Maximum loan size		£1m		£750k		
Maximum LTV		65%	75%	80%	85%	90%
2 year fixed	Initial Rate	6.73%	6.78%	6.97%	7.17%	7.66%
	Product fee	£0				
	Initial Rate	6.48%	6.53%	6.72%	6.92%	7.41%
	Product fee	£999				
	Initial Rate	6.27%	6.32%	6.51%	6.71%	7.20%
	Product fee	£1,999				
3 year fixed	Initial Rate	6.68%	6.73%	6.92%	7.12%	7.61%
	Product fee	£0				
	Initial Rate	6.53%	6.58%	6.77%	6.97%	7.46%
	Product fee	£999				
	Initial Rate	6.36%	6.41%	6.60%	6.80%	7.29%
	Product fee	£1,999				
5 year fixed	Initial Rate	6.91%	6.96%	7.14%	7.25%	7.46%
	Product fee	£0				
	Initial Rate	6.81%	6.86%	7.04%	7.15%	7.36%
	Product fee	£999				
	Initial Rate	6.71%	6.76%	6.94%	7.05%	7.26%
	Product fee	£1,999				
Reversion rate		8.38% (AMR +0.00%)				

Incentives		Free valuation	Free legal fees
Purchase		✓	✗
Remortgage		✓	✓
Aldermore Managed Rate (AMR)^	8.38%	^The AMR is a variable rate set by Aldermore.	
Procuration fee	0.50%	**Adding fees** – Product fees can be added to the loan up to and including the 90% LTV product.	

Affordability The affordability shown on the DIP is based on Level 1 products. For other product levels, use the affordability calculator to confirm the maximum lending available. The correct affordability will be calculated once the full application is submitted.

View our new improved Key Lending Criteria here →

Level 5

For applicants with less than perfect credit including first time buyers, home movers and remortgages up to 80% LTV

Purpose		Purchase and remortgage		
Maximum loan size		£600k		£500k
Maximum LTV		65%	75%	80%
2 year fixed	Initial Rate	7.13%	7.18%	7.37%
	Product fee		£0	
	Initial Rate	6.88%	6.93%	7.12%
	Product fee		£999	
	Initial Rate	6.67%	6.72%	6.91%
	Product fee		£1,999	
3 year fixed	Initial Rate	7.08%	7.13%	7.32%
	Product fee		£0	
	Initial Rate	6.93%	6.98%	7.17%
	Product fee		£999	
	Initial Rate	6.76%	6.81%	7.00%
	Product fee		£1,999	
5 year fixed	Initial Rate	7.31%	7.36%	7.54%
	Product fee		£0	
	Initial Rate	7.21%	7.26%	7.44%
	Product fee		£999	
	Initial Rate	7.11%	7.16%	7.34%
	Product fee		£1,999	
Reversion rate			8.38% (AMR +0.00%)	

Incentives		Free valuation	Free legal fees
Purchase		✓	✗
Remortgage		✓	✓
Aldermore Managed Rate (AMR)^	8.38%	^The AMR is a variable rate set by Aldermore.	
Procuration fee	0.50%	**Adding fees** – Product fees can be added to the loan up to and including the 80% LTV product.	

Affordability The affordability shown on the DIP is based on Level 1 products. For other product levels, use the affordability calculator to confirm the maximum lending available. The correct affordability will be calculated once the full application is submitted.

View our new improved Key Lending Criteria here →

Key lending criteria

<table>
<tr><th></th><th>Level 1 (up to 98%)</th><th>Level 2 (up to 95%)</th><th>Level 3 (up to 95%)</th><th>Level 4 (up to 90%)</th><th>Level 5 (up to 80%)</th></tr>
<tr><td>Internal credit score</td><td colspan="2">Level 1 & Level 2 split by Internal Credit Score</td><td colspan="3"></td></tr>
<tr><td>Mortgage or secured (worst status)</td><td colspan="2">0 in 36 months</td><td>1 in 36 months
0 in 6 months</td><td>5 in 36 months
0 in 6 months</td><td>6 in 36 months
0 in 6 months</td></tr>
<tr><td>Unsecured loan / Utility bills (worst status)</td><td colspan="5">Unsecured/Utility Arrears - acceptable subject to internal credit score and underwriter review.</td></tr>
<tr><td>Revolving credit (worst status)</td><td colspan="2">0 in 36 months</td><td>2 in 36 months
0 in 6 months</td><td>4 in 36 months
1 in 6 months</td><td>5 in 18 months
3 in 6 months</td></tr>
<tr><td rowspan="3">Defaults & County court judgements (CCJ) / Sheriff court decrees</td><td colspan="2">0 in 36 months</td><td>1 in 36 months</td><td>2 in 36 months
0 in 6 months</td><td>4 in 36 months
1 in 6 months</td></tr>
<tr><td colspan="5">All communication defaults acceptable</td></tr>
<tr><td colspan="2"></td><td colspan="3">All other combined CCJ & Defaults up to £300 ignored per application</td></tr>
<tr><td>Individual voluntary arrangement (IVA) / Trust deed</td><td colspan="2">Discharged
for 3+ years</td><td colspan="2">Discharged
for 2+ years</td><td>Discharged
for 1+ years</td></tr>
<tr><td>Bankruptcy / Sequestration / Debt relief order</td><td colspan="3">Discharged
for 6 years</td><td>Discharged
for 3 years</td><td>Discharged
for 3 years</td></tr>
<tr><td>Forced or voluntary possessions</td><td colspan="3">None in last 6 years</td><td>None in last 3 years</td><td>None in last 3 years</td></tr>
<tr><td>Debt management plans</td><td colspan="5">Considered when satisfactorily maintained for the last 12 months. Arrangements in place for less than 12 months may be acceptable, subject to satisfactory conduct</td></tr>
</table>

Please note all products are subject to our internal credit score and underwriter review.
If an applicant falls under the FCA definition of Credit Impaired:

- All outstanding commitments will be included within the affordability calculation, irrespective of being repaid or not.

Eligibility for the 98% LTV product is restricted to customers with an employment status of 'employed'; self-employed applicants and contractors have a maximum LTV of 95%.
Affordability: The affordability shown on the DIP is based on Level 1 products. For other product levels, use the affordability calculator to confirm the maximum lending available. The correct affordability will be calculated once the full application is submitted.

Early repayment charges and conveyancing

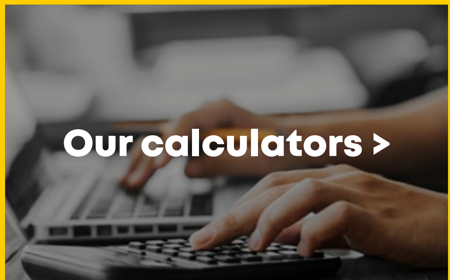
Early replayment charges

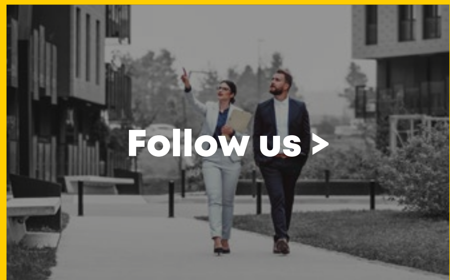
Product early repayment charges	Year 1	Year 2	Year 3	Year 4	Year 5
2 year fixed	3.00%	2.50%			
3 year fixed	3.50%	3.00%	2.50%		
5 year fixed	4.50%	4.00%	3.50%	3.00%	2.50%
Overpayments of up to 10% of the outstanding mortgage balance can be made each year without incurring an early repayment charge.					

Conveyancing

Free legal fees are available on all our residential remortgage products	Aldermore currently offers free legal fees for all remortgages, through its nominated Solicitor and will pay for the costs of the legal work necessary to move the mortgage to Aldermore (the property does not have to be currently mortgaged). Costs incurred for any additional work must be paid for by the applicant.
Aldermore conveyancing panel	To meet our panel qualification criteria, the Conveyancer must be regulated by either the Solicitors Regulation Authority or the Council for Licenced Conveyancers and have the following: **England & Wales:** · A minimum of 2 SRA approved managers or 2 CLC authorised managers (details can be checked at: www.lawsociety.org.uk or www.clc-uk.org.uk) · Conveyancing Quality Scheme (CQS) accreditation (applicable to Solicitors only) · Minimum PI insurance cover of £2 million. **Scotland:** · A minimum of 2 partners or principals (details can be checked at: www.lawscot.org.uk) · Minimum PI insurance cover of £2 million.

Useful links





Contact us

Existing business submitted through our residential portal
mortgage.newbusiness@aldermore.co.uk

Existing buy to let business submitted through our specialist buy to let portal
buytolet@aldermore.co.uk

New business enquiry
mortgage.sales@aldermore.co.uk

Product switch
product.switch@aldermore.co.uk

ARM720-0926-900586