Residential product guide

October 2026 | For intermediaries only

Key Product Criteria:

- Up to 5.5x LTI
- Criteria on completion
- No credit scoring
- Up to 4 defaults & 3 CCJs allowed in the last 3 years per applicant (unsatisfied)
- Ignore all CCJs & Defaults under £500
- Up to 2 missed payments per unsecured credit in the last 6 months

Employed | Self Employed | Complex Credit | Contractors | Right to Buy

Bluestone. mortgages

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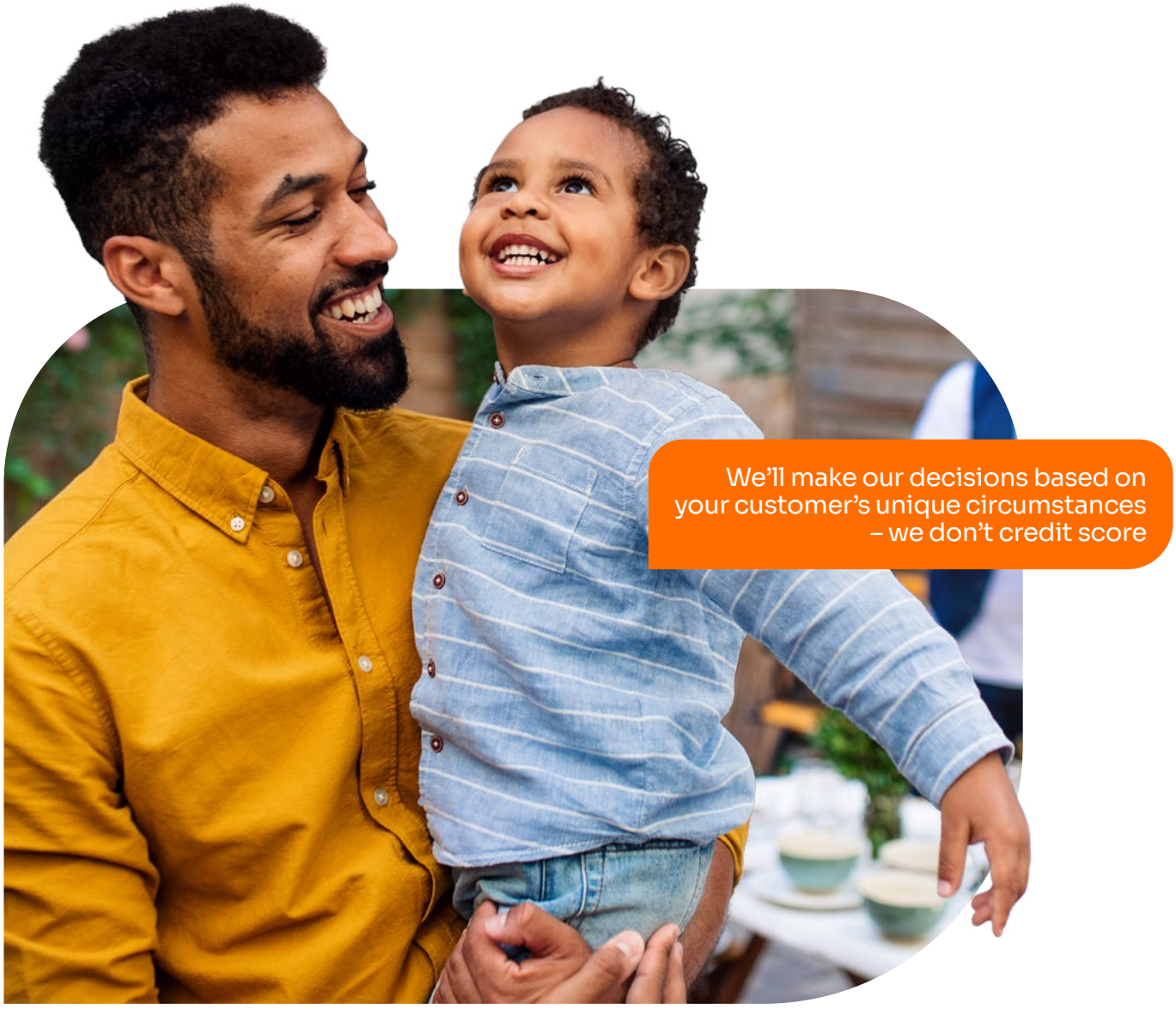

Credit Categories for Residential Mortgages

Lending is based on the lowest credit tier of any individual applicant

Credit Category	Clear	AAA	AA	A	BBB
Up to LTV	**90%**	**85%**	**85%**	**80%**	**75%**
Defaults	1 (satisfied) in 36 months	1 in 36 months	2 in 36 months	3 in 36 months	4 in 36 months
CCJs Number	0 in 36 months	1 (satisfied) in 36 months	2 in 36 months	3 in 36 months	3 in 36 months
Missed mortgage / secured loan / rental payments	0 in 24 months	1 in 13 - 24 months	2 in 13 - 24 months	3 in 13 - 24 months	4 in 13 - 24 months
Bankruptcy / Sequestration / DRO	> 6 years discharged	> 3 years discharged	> 3 years discharged	> 3 years discharged	> 3 years discharged
IVA/Trust Deed	> 6 years discharged	> 3 years discharged	> 3 years discharged	> 3 years discharged	> 3 years discharged
Pay Day Loans	0 in 12 months	0 in 6 months	Current		
Unsecured Arrears	Maximum of 5 unsecured credit accounts in arrears at the point of completion. The arrears can be ignored in the following circumstances: • If the balance of the loan is <£500 • If the account has defaulted or is part of a DMP / DAS				
Unsecured Arrears (Recency)	• Arrears disregarded if balance <£500 • Maximum of 2 missed payments in the last 6 months per credit agreement • If balance >£500, the latest payment must have been made				
Debt Management Plans / Debt Arrangement Schemes	**DMP:** OK if still in operation and can remain **DAS:** Must be repaid prior to / upon completion				

Notes

For joint borrowers, the product selection is based on the lowest credit tier of any applicant.

Defaults:

- 0 in the last 6 months; > 36 months ignored
- < £500, telecom or utilities ignored (even if it's in last 6 months)

CCJs Number:

- 0 in last the 6 months; > 36 months ignored
- < £500, telecom or utilities ignored (even if it's in the last 6 months)

Mortgage/Rent Arrears

- 0 in 12 months
- > 24 months ignored

Pay Day Loans

- Payday loan is defined as a loan < 12 months with an APR of at least 39%
- Includes any revolving credit used in the past 12 months
- All outstanding Pay Day Loans are to be cleared on or prior to completion
- Only one applicant can have had a Pay Day loan in the last 12 months

Debt Management Plans/ Debt Arrangement Schemes

- Must be due to a life event and conducted satisfactorily

Bankruptcy/IVA

- The table above reflects our standard appetite for lending to customers with a bankruptcy or IVA. However, we may consider customers with a current IVA or a bankruptcy discharged for >1 year on a case-by-case basis.

Residential Mortgage Products

Purchase & Remortgage

£500 contribution to solicitors costs - remortgages only

Rate Term	Up to LTV	Clear	AAA	AA	A	BBB	Fee
2 Year Fixed	65%	6.24%	6.44%	6.94%	7.04%	7.09%	£1,495
	70%	6.29%	6.49%	7.04%	7.09%	7.14%	£1,495
	75%	6.34%	6.64%	7.09%	7.24%	7.29%	£1,495
	80%	6.64%	6.79%	7.19%	7.39%		£1,495
	85%	6.89%	7.19%	7.24%			£1,495
	90%	7.34%					£1,495
Rate Term	**Up to LTV**	**Clear**	**AAA**	**AA**	**A**	**BBB**	**Fee**
5 Year Fixed	65%	6.24%	6.39%	6.89%	7.04%	7.09%	£1,495
	70%	6.29%	6.44%	6.94%	7.09%	7.14%	£1,495
	75%	6.34%	6.49%	7.04%	7.14%	7.24%	£1,495
	80%	6.49%	6.59%	7.29%	7.44%		£1,495
	85%	6.79%	6.94%	7.39%			£1,495
	90%	7.14%					£1,495
Rate Term	**Up to LTV**	**Clear**	**AAA**	**AA**	**A**	**BBB**	**Fee**
Reversion Rate	65%	7.30% (2.30% + BVR*)	7.44% (2.44% + BVR*)	7.60% (2.60% + BVR*)	7.74% (2.74% + BVR*)	7.90% (2.90% + BVR*)	£1,495
	70%	7.30% (2.30% + BVR*)	7.44% (2.44% + BVR*)	7.60% (2.60% + BVR*)	7.74% (2.74% + BVR*)	7.90% (2.90% + BVR*)	£1,495
	75%	7.45% (2.45% + BVR*)	7.60% (2.60% + BVR*)	7.75% (2.75% + BVR*)	7.90% (2.90% + BVR*)	7.90% (2.90% + BVR*)	£1,495
	80%	7.55% (2.55% + BVR*)	7.70% (2.70% + BVR*)	7.85% (2.85% + BVR*)	7.95% (2.95% + BVR*)		£1,495
	85%	7.65% (2.65% + BVR*)	7.85% (2.85% + BVR*)	8.00% (3.00% + BVR*)			£1,495
	90%	7.85% (2.85% + BVR*)					£1,495

Bankruptcy/ Sequestration DRO/IVA/Trust Deed	A loading of 1.00% applies to products AA, A and BBB for customers that have had an IVA/ Debt Relief Order/Trust Deed or Bankruptcy/Sequestration discharged in the last 6 years.

Bluestone Standard Variable rate "BVR"	5.00%	The rate does not have a direct link to the Bank of England Base Rate (BBR), which is also reviewed regularly. Typically the BVR will move in line with BBR changes, but could also go up or down at any other point in time, as this is a variable rate set by Bluestone Mortgages and reviewed regularly.

ERC	Year 1	Year 2	Year 3	Year 4	Year 5
2 Year Fixed	3.00%	2.00%			
3 Year Fixed	3.00%	2.50%	2.00%		
5 Year Fixed	3.00%	2.50%	2.00%	1.00%	0.50%

Purchase & Remortgage FEES FREE

Residential Mortgage Products

Purchase & Remortgage Fees Free

Rate Term	Up to LTV	Clear	AAA	AA	A	BBB
2 Year Fixed	65%	6.89%	7.09%	7.59%	7.69%	7.74%
	70%	6.94%	7.14%	7.69%	7.74%	7.79%
	75%	6.99%	7.29%	7.74%	7.89%	7.94%
	80%	7.29%	7.44%	7.84%	8.04%	
	85%	7.54%	7.84%	7.89%		
	90%	7.99%				

Rate Term	Up to LTV	Clear	AAA	AA	A	BBB
5 Year Fixed	65%	6.59%	6.74%	7.24%	7.39%	7.44%
	70%	6.64%	6.79%	7.29%	7.44%	7.49%
	75%	6.69%	6.84%	7.39%	7.49%	7.59%
	80%	6.84%	6.94%	7.64%	7.79%	
	85%	7.14%	7.29%	7.74%		
	90%	7.49%				

Rate Term	Up to LTV	Clear	AAA	AA	A	BBB
Reversion Rate	65%	7.95% (2.95% + BVR*)	8.09% (3.09% + BVR*)	8.25% (3.25% + BVR*)	8.39% (3.39% + BVR*)	8.55% (3.55% + BVR*)
	70%	7.95% (2.95% + BVR*)	8.09% (3.09% + BVR*)	8.25% (3.25% + BVR*)	8.39% (3.39% + BVR*)	8.55% (3.55% + BVR*)
	75%	8.10% (3.10% + BVR*)	8.25% (3.25% + BVR*)	8.40% (3.40% + BVR*)	8.55% (3.55% + BVR*)	8.55% (3.55% + BVR*)
	80%	8.20% (3.20% + BVR*)	8.35% (3.35% + BVR*)	8.50% (3.50% + BVR*)	8.60% (3.60% + BVR*)	
	85%	8.30% (3.30% + BVR*)	8.50% (3.50% + BVR*)	8.65% (3.65% + BVR*)		
	90%	8.50% (3.50% + BVR*)				

Bankruptcy/ Sequestration DRO/IVA/Trust Deed	A loading of 1.00% applies to products AA, A and BBB for customers that have had an IVA/ Debt Relief Order/ Trust Deed or Bankruptcy/Sequestration discharged in the last 6 years.

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ERC	Year 1	Year 2	Year 3	Year 4	Year 5
2 Year Fixed	3.00%	2.00%			
3 Year Fixed	3.00%	2.50%	2.00%		
5 Year Fixed	3.00%	2.50%	2.00%	1.00%	0.50%

Fees Free Benefits

- No product fee
- Free basic valuation
- A £500 contribution to Solicitors costs (Remortgages Only)

Residential Income Criteria

	Criteria	Evidenced By
Employed	• Permanently employed, in continuous employment for more than 6 months and in current role for more than 3 months, and not in any probationary period on completion	• 3 months payslips and P60 • Details of last 6 months employment • Latest 1 months bank statements • Employment reference may be required
	• Bonus • 50% of average earned in last 2 years • 100% if this is guaranteed	• 2 years P60 or employment reference
	Commission/Overtime/Shift Pay • 50% of average earned in last 3 months • 100% if this is guaranteed	• 3 months payslips
	Car allowance/Location allowance • Up to 100% if guaranteed • Nil if not guaranteed	• 3 months payslips
Self Employed	• Minimum 12 months trading history • For Sole Traders we'll accept net profit • For Partnerships we'll accept their share of net profit • Directors Pension/Car Allowance and Home Office Use included • Ltd company directors, we'll accept salary and dividends • Can use salary and net profit if the applicant(s) own 100% of the business	• 3 months business bank statements • 3 months personal bank statement **If trading less than 2 years:** • Latest SA302 tax calculation and corresponding tax overview or... • Latest certified accounts **If trading is over 2 years:** • Last 2 years SA302's tax calculations and corresponding tax overview or... • Latest certified accounts • Management or draft accounts are not acceptable **The evidence of income must cover the last full year's trading**
Contractors	**Day rate contractors** • Day 1 contractor accepted • Min 6 months industry experience • Calculated as day rate x 5 x 48 • No gaps of more than 6 weeks in the last 6 months	• Copy of current contract • 3 months bank statements • Employment reference may be required
	PAYE Contractor • Day 1 contractor accepted • Min 6 months continuous employment	• Latest contract • If new contract, we'll need to see evidence of 6 months history e.g. 6 months payslips • 3 months bank statements
	Temp/Agency/Zero hour contractors • 12 month history with the same employer and in current role for 3 months. • Average of the last 12 months earnings	• 12 months payslips required to take an average • 3 months bank statements
	CIS Workers • 12 month history • Average last 12 months earnings if using invoices, or use latest years SA302's	• Accept 12 months CIS vouchers or SA302's as income • 3 months bank statements

Residential Income Criteria (continued)

Other	Criteria	Evidenced By
Benefit Income	**We accept:** • 100% of Working Tax Credits, Disability Living Allowance, Incapacity Benefit & Carers Allowance subject to a maximum of 30% of household income • We can accept 100% of Child Tax Credits - the term of the mortgage cannot exceed the child's 16th birthday **We do not accept:** • Child Benefit, JSA, Housing Benefit or DLA for non applicants i.e. being received by the app on behalf of a 3rd party/child	Latest award letter
Casual Income	12 months employment history required, must be with current employer a minimum of 6 months	6 months payslips, P60 and 6 months bank statement
Directors/ Partners Fees	Up to 100%	Tax returns and 3 months bank statements
Foster care Workers	12 month history	SA302's or last 12 months remittance slips/ invoices/reference from foster care agency to evidence income
Investment Income	Up to 100% if guaranteed and sustainable	Solicitors/Accountant/Trust administrator verification
Lending into Retirement	We may consider 100% an applicant's pre-retirement income beyond the maximum age 70 up to a maximum age 75 subject to qualifying criteria (and supporting evidence).	
Maintenance	Up to 100% if received and evidenced for last 6 months	CSA orders
Maximum Income Multiple (Loan to Income)	Up to 4.5x sole or joint income We may consider lending up to 5.5 times income where the following requirements are met: • Sole applicants: minimum income of £50,000 • Joint applicants: minimum combined income of £70,000 • Clear products only	
Other income we won't take into account	Statutory Sick Pay, Occupational Sick Pay, Self Certified Income	
Pension Income	Up to 100%	• Pension statement/letter or Sa302 & Tax Year Overview • 3 months bank statements
Rental Income	Portfolio Landlords (4+ properties): 100% of Net Rental Income after the portfolio is stressed at 125% of 5.50% Non-Portfolio Landlords: 75% of Net Rental Income	6 months rental statements, or signed AST or bank statements showing 6 months rental income
Second Jobs	Must be permanent and been in role for 6 months	• 3 months payslips and P60 • 3 months bank statements

Right to Buy Mortgage Products

We've expanded our product range!

Rate Term	Up to LTV	Clear	AAA	AA	A	BBB	Fee
5 Year Fixed	65%	6.29%	6.54%	6.84%	7.04%	7.24%	£1,495
	70%	6.34%	6.59%	6.89%	7.09%	7.29%	£1,495
	75%	6.39%	6.64%	6.94%	7.14%	7.29%	£1,495

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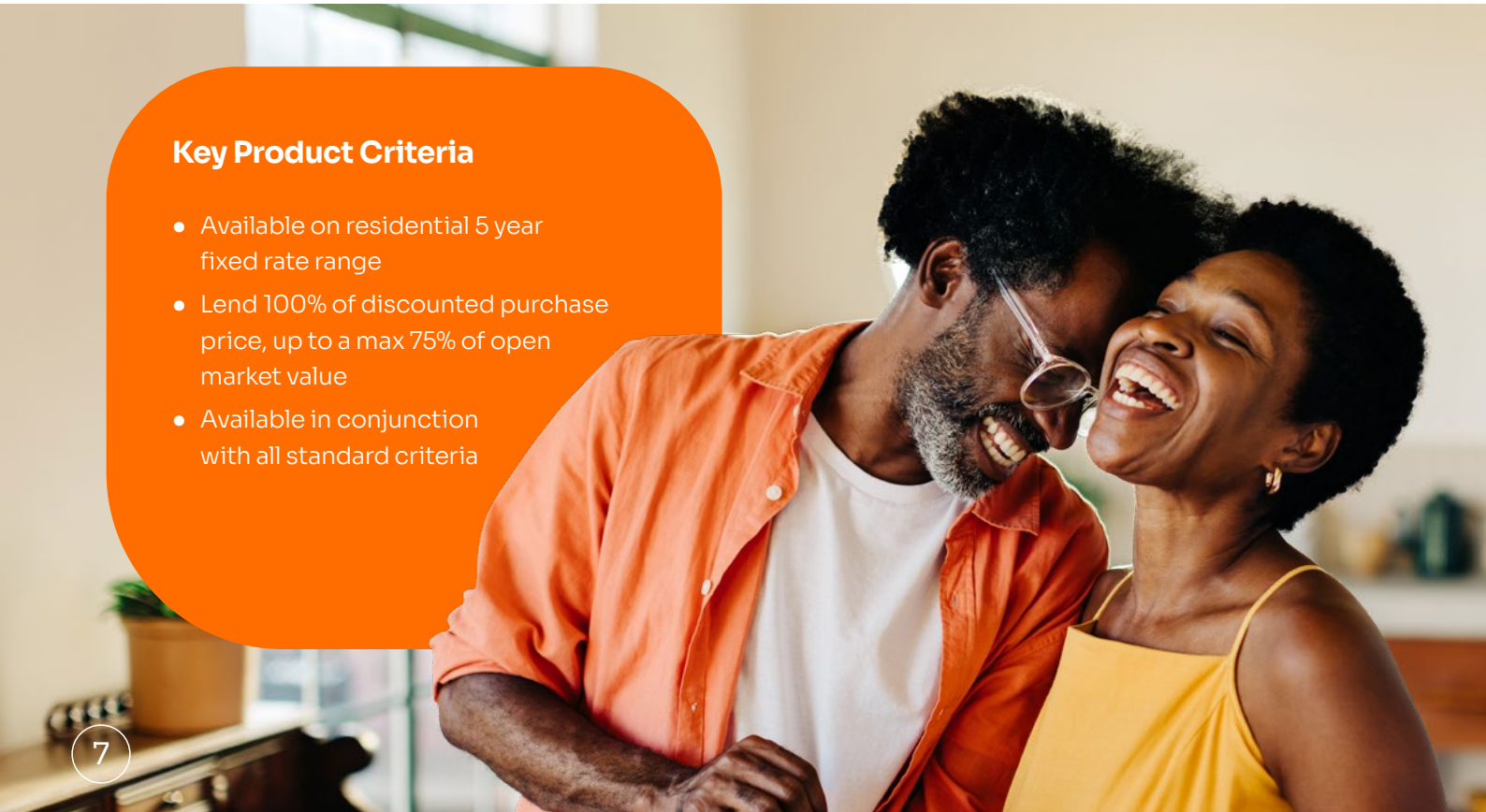
Bluestone Standard Variable rate "BVR"	5.00%	The rate does not have a direct link to the Bank of England Base Rate (BBR), which is also reviewed regularly. Typically the BVR will move in line with BBR changes, but could also go up or down at any other point in time, as this is a variable rate set by Bluestone Mortgages and reviewed regularly.

ERC	Year 1	Year 2	Year 3	Year 4	Year 5
5 Year Fixed	3.00%	2.50%	2.00%	1.00%	0.50%



Key Product Criteria

- Available on residential 5 year fixed rate range
- Lend 100% of discounted purchase price, up to a max 75% of open market value
- Available in conjunction with all standard criteria

Right to Buy
FEES FREE

Right to Buy Mortgage Products

We've expanded our Right To Buy Fees Free product range

Rate Term	Up to LTV	Clear	AAA	AA	A	BBB
5 Year Fixed	65%	6.64%	6.89%	7.19%	7.39%	7.59%
	70%	6.69%	6.94%	7.24%	7.44%	7.64%
	75%	6.74%	6.99%	7.29%	7.69%	7.64%

Rate Term	Up to LTV	Clear	AAA	AA	A	BBB
Reversion Rate	65%	7.95% (2.95% + BVR*)	8.09% (3.09% + BVR*)	8.25% (3.25% + BVR*)	8.39% (3.39% + BVR*)	8.55% (3.55% + BVR*)
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Bankruptcy/DRO/IVA	A loading of 1.00% applies to products AA, A and BBB for customers that have had an IVA/Debt Relief Order or Bankruptcy discharged in the last 6 years.

Bluestone Standard Variable rate "BVR"	5.00%	The rate does not have a direct link to the Bank of England Base Rate (BBR), which is also reviewed regularly. Typically the BVR will move in line with BBR changes, but could also go up or down at any other point in time, as this is a variable rate set by Bluestone Mortgages and reviewed regularly.

ERC	Year 1	Year 2	Year 3	Year 4	Year 5
5 Year Fixed	3.00%	2.50%	2.00%	1.00%	0.50%

Right to Buy Criteria

The Right to Buy scheme provides an opportunity for council tenants to buy their home at a discounted price.

<table>
<tr><th>Right to Buy</th><th colspan="2">Criteria</th></tr>
<tr><td rowspan="11">Property Types</td><td colspan="2">From 21st November 2024, RTB discounts will reduce from their current levels and the maximum discounts allowed will be as follows:</td></tr>
<tr><td>Region</td><td>Maximum Discount</td></tr>
<tr><td>North East</td><td>£22,000</td></tr>
<tr><td>North West</td><td>£26,000</td></tr>
<tr><td>Yorkshire & the Humber</td><td>£24,000</td></tr>
<tr><td>East Midlands</td><td>£24,000</td></tr>
<tr><td>West Midlands</td><td>£26,000</td></tr>
<tr><td>Eastern</td><td>£34,000 (except the district of Watford, where it is £16,000)</td></tr>
<tr><td>South East</td><td>£38,000 (except Chiltern, Epsom & Ewell, Hart, Oxford, Reading, Reigate & Banstead, Tonbridge & Malling, Vale of the White Horse and West Berkshire, where it is £16,000)</td></tr>
<tr><td>South West</td><td>£30,000</td></tr>
<tr><td>London</td><td>£16,000 (except the London boroughs of Barking & Dagenham & Havering, where it is £38,000)</td></tr>
<tr><td colspan="2">Applications for the RTB received by social landlords before 21st November 2024 from eligible tenants will still be eligible for discounts of up to £102,400 across England and £136,400 in London boroughs.</td></tr>
<tr><td>Affordability</td><td colspan="2">Affordability is assessed in line with our standard policy.</td></tr>
<tr><td>Customer Type</td><td colspan="2">Council tenants - only those named on the Section 125 RTB Notice can be party to the application.</td></tr>
<tr><td>Transaction Type</td><td colspan="2">Purchase only</td></tr>
<tr><td>Minimum Term / Maximum Term</td><td colspan="2">5 years / 40 years</td></tr>
<tr><td>Minimum loan / Maximum Loan</td><td colspan="2">£50,000 / £1,000,000</td></tr>
<tr><td>Maximum LTV</td><td colspan="2">Up to 100% of the discounted purchase price and a maximum of 75% LTV of the open market value as advised by a Bluestones valuer.</td></tr>
<tr><td>Location</td><td colspan="2">England only</td></tr>
<tr><td>Additional Documents</td><td colspan="2">Section 125 RTB Notice will be required to be able to complete the initial underwrite.</td></tr>
<tr><td>How long is the mortgage offer valid for?</td><td colspan="2">Offers will be valid for 4 months</td></tr>
</table>

Valuation Fees and Application Criteria

Valuation Fees

Property Value	Valuation Report Only	Valuation Report Plus Homebuyers Report	Valuation Report Plus Building Survey
£100,000	£135	£375	£665
£150,000	£160	£425	£715
£200,000	£180	£480	£810
£250,000	£205	£535	£850
£300,000	£225	£595	£890
£350,000	£250	£640	£940
£400,000	£270	£680	£1,000
£450,000	£295	£725	£1,050
£500,000	£315	£755	£1,105
£600,000	£440	£850	£1,230
£700,000	£530	£945	£1,360
£800,000	£585	£1,065	£1,480
£900,000	£640	£1,190	£1,605
£1,000,000	£745	£1,315	£1,730
>£1,000,000	From £1,105	From £1,740	From £2,330
Retype	£60	Transcripts of Scottish Home Reports will be acceptable where the report has been carried out by a valuer on the Bluestone Mortgages panel.	

Loan

Loan	Criteria
Term	5 – 40 years
Max Loan Amount	Residential | £1,000,000 Clear 90% LTV | £400,000
Repayment Type	Capital & Interest available on all loans
Mortgage Schemes not accepted	Homebuy/Key Worker Scheme/HTB in schemes not reported/ Shared Equity/Shared Ownership/Self Builds
Deposit	From own resources or gifted from close relative*
Portability	Not portable
Fees	Product fees can be added to the loan regardless of LTV. Restricted to maximum 90% LTV for Residential.

Valuation Fees and Application Criteria (continued)

Applicants

Applicants	Criteria
Maximum per application	4

Nationality & Residency	Skilled Worker or Health & Care VISA accepted with the following criteria:
	• A minimum of 1 years residency in the UK
	• A valid UK work permit/VISA. A minimum of 6 months remaining on the VISA.
	• Tiered LTV approach for Residential applications based on customers length of residency in the UK:
	  • 1 year residency up to 80% LTV
	  • 2 years residency up to 85% LTV
	  • 3 years up to 90% LTV,
	• Minimum Income of £50k for Residential customers on an individual basis.

Age at application	All applicants must be at least 20 years old For residential and affordability based applications, the term cannot take the applicants past their 75th Birthday.
Residency (main applicants only)	Permanent UK residency rights, permanent settled status. Resident in UK for at least 1 year, Please note that an application for settled status is not sufficient.
Applicants not accepted	Guarantors/Expats/Diplomats

Fees Free Benefits

- No product fee
- Free basic valuation
- A £500 contribution to Solicitors costs (Remortgages Only)

- A close family member is defined as a parent, child, grandparent, brother, sister, uncle, aunt, foster parent or legal guardian which includes step relatives.

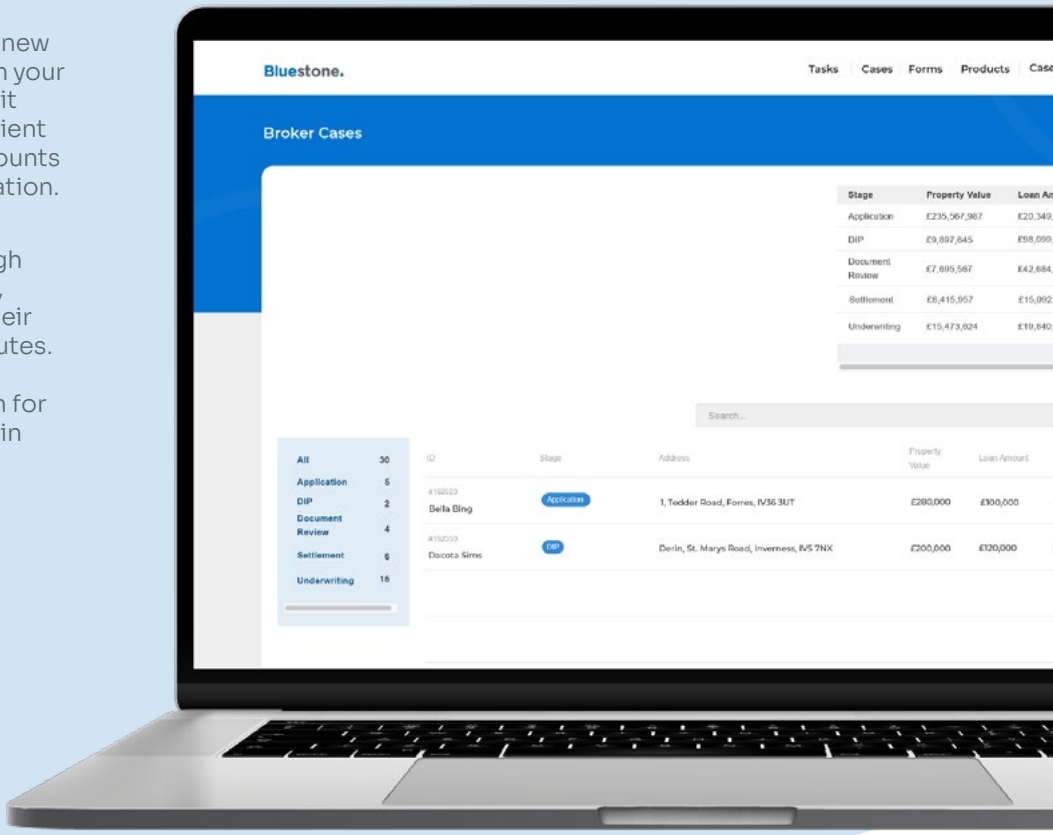
Bluestone Broker Portal

Our innovative broker portal

Our broker portal is changing the landscape of specialist lending. The new application process, controlled from your own central broker interface, makes it easy to manage the details of your client cases, as well as save significant amounts of time and effort along their application.

How? Our open banking approach, coupled with the ability to pull through your client's committed expenditure, allows for an accurate valuation of their household expenditures within minutes. Not only that, you can now gain an automated Experian credit decision for your clients considerably earlier on in the process.

Discover more



What does our broker portal offer?

Automatic credit reports

We've reformed the broker portal technology so that you can get a credit decision from Experian earlier on in the application process.

Automated committed expenditure

Our broker portal will save you even more time when keying in an application by pulling through your client's committed expenditure, you just need to tick if the debt is being repaid.

Reduction in processing times

Within minutes, you can gather accurate household expenditures using our Open Banking integration saving you time and ensuring accurate customer information.

If you have a case you would like to discuss, please get in touch

T: 0800 368 1833 W: bluestonemortgages.co.uk

BM01 10/26 - Product rates effective as of 16/10/26 (edited 15/10/26)

Lines open 9.00am - 5.30pm Monday to Friday. Calls may be recorded.

Powered by Shawbrook Bank

Bluestone Mortgages Limited is authorised and regulated by the Financial Conduct Authority.
Registered in England and Wales No. 2305213 at Floor 10, 40 Leadenhall Street, London EC3A 2BJ.