

# Aldermore

## Residential mortgages guide for intermediaries

6 May 2026

FOR INTERMEDIARY USE ONLY



# Level 1

For applicants with less than perfect credit including first time buyers, home movers and remortgages

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Purpose		Purchase and remortgage				Purchase
Maximum loan size		£1m				
Maximum LTV		75%	80%	85%	90%	95%
2 year fixed	Initial rate	6.08%	6.44%	6.64%	6.81%	7.06%
	Product fee	£0				
	Initial rate	5.83%	6.19%	6.39%	6.56%	6.81%
	Product fee	£999				
3 year fixed	Initial rate	5.62%	5.98%	6.18%	6.35%	6.60%
	Product fee	£1,999				
	Initial rate	5.94%	6.30%	6.50%	6.67%	6.92%
	Product fee	£0				
5 year fixed	Initial rate	5.79%	6.15%	6.35%	6.52%	6.77%
	Product fee	£999				
	Initial rate	5.62%	5.98%	6.18%	6.35%	6.60%
	Product fee	£1,999				
5 year fixed	Initial rate	5.96%	6.14%	6.41%	6.62%	6.87%
	Product fee	£0				
	Initial rate	5.86%	6.04%	6.31%	6.52%	6.77%
	Product fee	£999				
5 year fixed	Initial rate	5.76%	5.94%	6.21%	6.42%	6.67%
	Product fee	£1,999				
Reversion rate		8.38% (AMR +0.00%)				
Incentives		Free valuation	Free legal fees	Aldermore Managed Rate (AMR)^		8.38%
				Procuration fee		0.50%
Purchase products		✓	✗	^The AMR is a variable rate set by Aldermore. <b>Adding fees</b> – Product fees can be added to the loan up to and including the 90% LTV product.		
Remortgage products		✓	✓			

## Level 1 Cashback Range

For applicants with less than perfect credit looking to remortgage

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Purpose		Remortgage			
Maximum loan size		£1m			
Maximum LTV		75%	80%	85%	90%
2 year fixed	Initial rate	6.08%	6.44%	6.64%	6.81%
	Product fee	£0			
3 year fixed	Initial rate	5.94%	6.30%	6.50%	6.67%
	Product fee	£0			
5 year fixed	Initial rate	5.96%	6.14%		
	Product fee	£0			
Reversion rate		8.38% (AMR +0.00%)			
Incentives		Free valuation	Free legal fees	Aldermore Managed Rate (AMR)^	8.38%
				Procuration fee	0.50%
Remortgage products		✓	✗	<small>^The AMR is a variable rate set by Aldermore.                      *£300 cashback amount for remortgage cases is paid upon completion.  <b>Adding fees</b> – Product fees can be added to the loan up to and including the 90% LTV product.</small>	

## Level 2

For applicants with less than perfect credit including first time buyers, home movers and remortgages

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Purpose		Purchase and remortgage			
Maximum loan size		£1m	£750k		
Maximum LTV		75%	80%	85%	90%
2 year fixed	Initial rate	6.58%	6.94%	7.14%	7.31%
	Product fee	£0			
	Initial rate	6.33%	6.69%	6.89%	7.06%
	Product fee	£999			
3 year fixed	Initial rate	6.12%	6.48%	6.68%	6.85%
	Product fee	£1,999			
	Initial rate	6.44%	6.80%	7.00%	7.17%
	Product fee	£0			
5 year fixed	Initial rate	6.29%	6.65%	6.85%	7.02%
	Product fee	£999			
	Initial rate	6.12%	6.48%	6.68%	6.85%
	Product fee	£1,999			
Reversion rate	Initial rate	6.46%	6.64%	6.91%	7.12%
	Product fee	£0			
	Initial rate	6.36%	6.54%	6.81%	7.02%
	Product fee	£999			
Reversion rate		6.26%			
Reversion rate		£1,999			
Reversion rate		8.38% (AMR +0.00%)			
Incentives	Free valuation	Free legal fees	Aldermore Managed Rate (AMR)^		
			Procuration fee	8.38%	
Purchase products	✓	✗	^The AMR is a variable rate set by Aldermore. <b>Adding fees</b> – Product fees can be added to the loan up to and including the 90% LTV product.		
Remortgage products	✓	✓			

## Level 3

For applicants with less than perfect credit

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Purpose		Purchase and remortgage			
Maximum loan size		£600k		£500k	
Maximum LTV		75%		80%	
2 year fixed	Initial rate	7.08%		7.44%	
	Product fee	£0			
	Initial rate	6.83%		7.19%	
	Product fee	£999			
3 year fixed	Initial rate	6.62%		6.98%	
	Product fee	£1,999			
	Initial rate	6.94%		7.30%	
	Product fee	£0			
5 year fixed	Initial rate	6.79%		7.15%	
	Product fee	£999			
	Initial rate	6.62%		6.98%	
	Product fee	£1,999			
5 year fixed	Initial rate	6.96%		7.14%	
	Product fee	£0			
	Initial rate	6.86%		7.04%	
	Product fee	£999			
Reversion rate	Initial rate	6.76%		6.94%	
	Product fee	£1,999			
Reversion rate		8.38% (AMR +0.00%)			
Incentives	Free valuation	Free legal fees		Aldermore Managed Rate (AMR)^	8.38%
				Procuration fee	0.50%
Purchase products	✓	✗		^The AMR is a variable rate set by Aldermore. <b>Adding fees</b> – Product fees can be added to the loan up to and including the 90% LTV product.	
Remortgage products	✓	✓			

## Key lending criteria

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	Level 1 (up to 95%)	Level 2 (up to 90%)	Level 3 (up to 80%)
<b>Mortgage or secured loan arrears</b>	0 in last 36 months	0 in last 18 months	0 in last 6 months
<b>Unsecured loan arrears</b>	Max status 2 in 12 months		Max status 3 in 12 months
	Latest month up to date		Latest month up to date
<b>Defaults &amp; County court judgements (CCJ) / Sheriff court decrees</b>	0 in 36 months	0 in 18 months	0 in 6 months
	<b>All communication defaults ignored</b>		
	<b>All other combined CCJ &amp; Defaults up to £300 ignored per applicant</b>		
<b>Individual voluntary arrangement (IVA) / Trust deed</b>	Discharged for 3+ years	Discharged for 2+ years	Discharged for 1+ year
<b>Bankruptcy / Sequestration / Debt relief order</b>	Discharged for 6 years	Discharged for 6 years	Discharged for 3 years
<b>Forced or voluntary possessions</b>	None in last 6 years		None in last 3 years
<b>Debt management plans</b>	Considered when satisfactorily maintained for the last 12 months		
<ul style="list-style-type: none"> <li>• If an applicant falls under the FCA definition of Credit Impaired: <ul style="list-style-type: none"> <li>• All outstanding commitments will be included within the affordability calculation, irrespective of being repaid or not.</li> </ul> </li> <li>• If an applicant has revolving credit that is 3 or more months in arrears at any time in the last 12 months and total current combined revolving credit balances are £3k: <ul style="list-style-type: none"> <li>• The loan will be capped at 80% LTV</li> <li>• All outstanding commitments will be included within the affordability calculation, irrespective of being repaid or not.</li> </ul> </li> </ul>			

## Early repayment charges and conveyancing

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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	
<b>Free legal fees are available on all our residential remortgage products</b>	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.
<b>Aldermore conveyancing panel</b>	<p>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:</p> <p><b>England &amp; Wales:</b></p> <ul style="list-style-type: none"> <li>· A minimum of 2 SRA approved managers or 2 CLC authorised managers (details can be checked at: <a href="http://www.lawsociety.org.uk">www.lawsociety.org.uk</a> or <a href="http://www.clc-uk.org.uk">www.clc-uk.org.uk</a>)</li> <li>· Conveyancing Quality Scheme (CQS) accreditation (applicable to Solicitors only)</li> <li>· Minimum PI insurance cover of £2 million.</li> </ul> <p><b>Scotland:</b></p> <ul style="list-style-type: none"> <li>· A minimum of 2 partners or principals (details can be checked at: <a href="http://www.lawscot.org.uk">www.lawscot.org.uk</a>)</li> <li>· Minimum PI insurance cover of £2 million.</li> </ul>

## Useful links

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### Contact us

**Existing business submitted through our residential portal**

[mortgage.newbusiness@aldermore.co.uk](mailto:mortgage.newbusiness@aldermore.co.uk)

**Existing buy to let business submitted through our specialist buy to let portal**

[buytolet@aldermore.co.uk](mailto:buytolet@aldermore.co.uk)

**New business enquiry**

[mortgage.sales@aldermore.co.uk](mailto:mortgage.sales@aldermore.co.uk)

**Product switch**

[product.switch@aldermore.co.uk](mailto:product.switch@aldermore.co.uk)

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