



## Residential Lending Criteria

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April 2025 v5.1

Version	Revision Date	Section Revised	Reason for Revision	Description of Revision
V3.4	30.10.24			
V4.0	10.02.25	Adverse	Arrears	Secured and unsecured loans criteria
V4.0	10.02.25	Income	Min income changes	Reductions
V4.0	10.02.25	Loan criteria	Minimum loan	Reduction
V4.1	19.02.25	Adverse	All accounts	Up to date
V4.1	20.02.25	Product criteria	Key workers	As per MLP
V4.1		Solicitors	Applicant Sols requirement	Corrected wording
V5.0	25.03.25	Applicant criteria, Adverse, Income and Employment, Documentation, Documentation cont'd.	Re-wording to make clearer	No actual changes to criteria
V5.1	17.04.25	Income requirements	Separating private and state pension	%s towards affordability
V5.1	17.04.25	Retired	Aligning wording	Align wording with lending policy

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## Applicant Criteria

Applicants	
Minimum age	23 years old
Maximum age	75 years old at the end of the loan term
Maximum borrowers	2 applicants
First time buyer	Primary focus
Marital status	All considered.
Guarantors	Not considered.
Residency	
Residency	Applicants should be permanently resident in the UK for the last three years. Any applicant who does not meet these criteria may be considered on a case-by-case basis.
HM Armed Forces	Members of HM Armed Forces who are serving or have served outside of the UK will be considered (including ex armed forces discharged in last 3 years).
Foreign Nationals	<p>At the time of application all applicants must meet the minimum residency requirement, and for Foreign Nationals must have either indefinite leave to remain (settlement), right of abode, or, in the case of the EU/EEA/Swiss nationals, Settled/pre-settled status*</p> <p>Where the above does not exist, we may still proceed where they can provide a suitable working visa that allows the applicant to extend their stay and/or allows them to apply for indefinite leave to remain, this would include several work visas such as Tier 1 or Tier 2, skilled worker visas and others that would be considered a residency right, should one applicant have ILR then other visa types such as spousal will be considered.</p> <p>*Where an EU/EEA/Swiss national is currently residing in the UK and has applied for settlement, but no decision has been made, evidence of the application will be required.</p>
Embassy staff	Not considered.

## Adverse

<b>All accounts</b>	All accounts must be up to date.
<b>CCJs/Court Decree</b>	Not acceptable.
<b>Defaults</b>	Not acceptable.
<b>Mortgage arrears, Hire Purchase and other secured loans</b>	Not acceptable.
<b>Unsecured loan arrears</b>	Must be up to date with no arrears within the past 12 months.
<b>Credit cards, Mail Order, Comms, Utilities</b>	Must be up to date with no arrears within the past 12 months.
<b>Bankruptcy/Sequestration &amp; IVA/CVA/Protected or Unprotected Trust Deed</b>	<p>No Bankruptcy/Sequestration or IVA Order/CVA/Protected or Unprotected will be considered.</p> <p>Trust Deed registered against any borrower will not be considered.</p> <p>Bankruptcy/Sequestration and IVA/CVA/Protected or Unprotected Trust Deed satisfied six or more years ago will be considered.</p>
<b>Payday loans</b>	Disqualified.
<b>Debt Management plan and Debt Payment Program (set up under the Debt Arrangement Scheme)</b>	Disqualified unless 12 months beyond the end of the plan. Otherwise decline.
<b>Arrangements with lenders (<i>including forbearance</i>)</b>	Applicants with active arrangements with other lenders are not considered.
<b>Repossession and Voluntary Surrender</b>	No repossession or Voluntary Surrender to have been registered against any potential borrower.

## Income and Employment Criteria

Income	
Minimum annual income	<p>£27,780 (or £25,000 for key workers)</p> <p>Sufficient requisite minimum income, income must be declared and evidenced.</p> <p>Max loan &lt; 4.5 times income (single)</p> <p>Max loan &lt; 4.5 times income (joint)</p> <p>Max loan &lt; 5 times income for Key Workers (single)</p> <p>Max loan &lt; 5.5 times income for Key Workers (joint)</p> <p>Max loan &lt; 4.5 times income for self-employed professionals</p> <p>Each applicant will be scored on their own respective loan to income multiple maximum, therefore a joint with a single key worker could have a &lt;4.5 and 5.5</p> <p>Any income from job seekers allowance or income support will not be accepted or used for income purposes.</p>
Foreign currency loans	Not considered
Income Requirements	<p>The Company accepts the following types of income when assessing affordability for a mortgage contract or home finance plan:</p> <ul style="list-style-type: none"> <li>• Salary (100% considered)</li> <li>• Bonus payments (50% considered if consistent over the past 12 months)</li> <li>• Commission payments (50% considered if consistent over the past 12 months)</li> <li>• Overtime payments (50% considered if consistent over the past 12 months)</li> <li>• Self-employed earnings (based on income from previous 2 years)</li> <li>• Private pension income (100% considered)</li> <li>• State pension income (50% considered only where other income is available).</li> <li>• Rental income (not considered)</li> <li>• Investment income (not considered)</li> </ul> <p>Evidence is required for all income sources, including but not limited to payslips, bank statements, tax returns, and official documents confirming pension or investment income. This due diligence ensures the legitimacy and sustainability of the customer's income sources.</p>

Employment type	
Employed	Minimum term with employer of 6 months with current employer (probationary period must be satisfied) unless employment of a continuous period of 2 years is evidenced.
Contractors	Fixed term contracts and contractors using an umbrella company is considered. Applicants should continuously be in contracting roles for the last 12 months. Applicants must have at least 6 months remaining on their contract. Applicants on Seasonal contracts are not considered.
Zero Hours Contracts	If customer has been in role for <2 years then 50% of their income is contributable towards income affordability. If the customer has been in the role for > 2 years then 100% of income is contributable and we will treat them as Self-employed. Evidence of a one year record of accomplishment by way of P60/P45. As well as 3 months pay slips
Self-employed	Minimum 2 year's accounts considered. Where a company director owns 25% or more of the company shares, they will be classified as self-employed.  As defined under SA302 etc...
Retired	Private Pension: considered as primary income irrespective if drawn via annuity or drawn on a monthly withdrawal.  <b>Here is a list of the pension schemes suitable for a mortgage:</b> <ul style="list-style-type: none"> <li>• Armed forces pensions</li> <li>• Self-invested personal pensions SIPP (withdrawing monthly income)</li> <li>• Employer pensions</li> <li>• Stakeholder pensions</li> <li>• Private pensions</li> <li>• Widows pensions</li> <li>• Disability pensions</li> <li>• Defined contribution pensions</li> </ul> State Pension: Only considered where other income i.e. dividends etc. are available.

## Product Criteria

<b>Professionals</b>	<ul style="list-style-type: none"> <li>Self-employed Professionals will be considered for a Loan to Income ratio of up to 4.5 times subject to affordability.</li> <li>Maximum two applicants per application.</li> </ul>
<b>Key Workers Product</b>	<ul style="list-style-type: none"> <li>Key Workers from the list below can be considered where this is their main income for a Loan to Income ratio of up to 5.5 times subject to affordability</li> <li>Maximum two applicants per application</li> <li>Eligible Key Workers: <ul style="list-style-type: none"> <li>Armed Forces Personnel (Army/Navy/RAF etc.)</li> <li>NHS Clinicians (healthcare professionals employed by the NHS directly involved in patient care and treatment)</li> <li>NHS Nurses, Paramedics, Ambulance Drivers, Midwives</li> <li>NHS Doctors, dentists, pharmacists, social care workers</li> <li>UK Fire Service</li> <li>Teachers, Teaching assistants, Nursery staff, and after school childcare providers.</li> <li>Public Sector Teachers including higher education and further education teachers &amp; University Lecturers</li> <li>Police Force/HMPS</li> <li>Bus Drivers, Train drivers, Pilots.</li> </ul> </li> </ul>



## Loan Criteria

Minimum term	5 years
Maximum term	35 years
Minimum loan	£125k
Maximum loan	£1m
Maximum LTV	Max LTV 100% No lender transaction fees can be added to the loan
Porting	Products are not portable
Right-to-buy	Not considered

## Property Criteria

Property Criteria	
Minimum value	£125k
Locations	Properties must be located in England and Wales.
Flood Risk	<p>Properties must not be located in an area designated as high risk for flooding by the Environment Agency or any other relevant authority.</p> <p>Flood Zone 1: Properties located within Flood Zone 1 are deemed acceptable to lend upon.</p> <p>Flood Zone 2: Properties located within Flood Zone 2 represent a greater risk and as such the applicants are required to have satisfactory flood insurance in place, with Gable Mortgages noted as a beneficiary, as a condition of the mortgage.</p> <p>Flood Zones 3a and 3b: Properties located within either of these zones will not be considered.</p> <p>In the event of a change in flood risk designation for the property during the term of the mortgage, the borrower agrees to promptly inform the lender and take necessary actions to mitigate the risk, which may include obtaining additional insurance coverage or implementing flood prevention measures. Failure to comply with this clause may result in penalties, including but not limited to the acceleration of the mortgage loan or foreclosure proceedings.</p>

#### New build warranties

New build warranties are required and are acceptable from the providers listed below:

1. AHCI Limited (Advantage Home Construction Insurance)
2. Ark Insurance Group Limited – Latent Defects Insurance
3. BLP (Building Life Plans) – Latent Defects Insurance
4. Build-Zone Insurance
5. Checkmate (Lockton LLP) – Castle 10
6. International Construction Warranties (ICW)
7. LABC Warranty
8. NHBC Certificate
9. Protek Group Limited
10. Q-Assure
11. Premier Guarantee

All other warranties, as stated within the UK Finance Mortgage Lenders Handbook, will be reviewed on a case-by- case basis.

We will also accept an Architect/Surveyors Professional Consultant Certificate on the same terms as outlined within our valuation guidance notes.

## Property Types Considered

<b>Property types considered</b>	Freehold houses and bungalows. Coach house flats (modern building containing a flat at first floor level set over a number of garages/carports which are held under separately owned leases). Leasehold flats & maisonettes Crossover (Tyneside) leases are acceptable. Leasehold houses (including New Build houses only if they have an unexpired lease term of at least 200 years at the start of the mortgage).
<b>Minimum property size</b>	35 sq. meters. Basement flats must be self-contained with a separate bathroom and a source of natural light.
<b>Flats above/adjacent to commercial premises</b>	Considered provided the property is NOT immediately above or adjacent to properties described as those that would potentially provide an unwanted heat, noise, or smell or may present safety concerns.  Flats on the 2 <sup>nd</sup> floor or higher above ground floor commercial properties can be considered.  This would include but is not limited to restaurants (class A3), pubs & bars (class A4), takeaways (class A5), nightclubs, casinos, amusement arcades, petrol stations, launderettes & dry cleaners, taxi businesses, industrial uses (classes B2-8) & other similar uses involving machinery such as mechanics or garages.  Separate suitable access is required.
<b>Modern timber framed construction</b>	Considered with external brick skin.
<b>Flying freehold</b>	Must be no greater than 20% of the total floor area of the property.
<b>Cladding</b>	A suitably certified EWS1 form is required for buildings where cladding material is noted by the surveyor. Ratings of A3 and B2 are not accepted. No EWS1 form is required for new builds/conversion for properties started from the 1st April 2019 with 6 or more levels under the new 2018 Building Regs.
<b>Ex Housing Ex Local Authority Ex Ministry of Defence</b>	Acceptable where the valuer believes there is a reasonable level of private ownership (no proof required). Balcony Access - Acceptable subject to the valuer confirming satisfactory levels of salability.
<b>Floors in a block</b>	No limit on the number of floors where there is a lift. Can consider properties located on the first 4 floors without a lift subject to valuers comments.
<b>Number of kitchens</b>	Accepted up to 2 provided these are not separate utilities.
<b>New build</b>	Defined as built/significantly converted in the last two years of standard construction.
<b>Grade II &amp; III* and Grade A, B &amp; C</b>	<b><u>Accepted, subject to availability of comparables. Grade I buildings not accepted.</u></b>
<b>EPC Rating</b>	On all purchase applications valid EPC details for the property are always required. You can check the property EPC rating on the government EPC site here: <a href="https://www.gov.uk/find-an-energy-certificate">Find an energy certificate - GOV.UK (www.gov.uk)</a>
<b>Solar Panels</b>	Acceptable where the solar panels are owned but not leased.

## Walls and Roof construction type

Walls construction type <u>(Must meet the following criteria)</u>	
<ol style="list-style-type: none"> <li>Bungaroosh Craft Earth techniques e.g. Cob, Clunch or Wychert.</li> <li>Cavity or solid masonry.</li> <li>Concrete               <ol style="list-style-type: none"> <li>Bryant in-situ cast concrete.</li> <li>Laing-Easiform post 1945 (houses only)</li> <li>LPS Houses subject to a structural engineer's report</li> <li>Rebuilt PRC if repaired under a scheme originally licensed by PRC Homes Ltd (with contemporaneous certification) where the remainder of the structural block (other semi or rest of terrace) has been repaired to the same standard.</li> <li>Wimpey No-Fines</li> </ol> </li> <li>Modern Methods of Construction (MMC) properties must have been constructed by Barratt Developments, Bellway, Berkeley, Bovis Homes, Cala Homes, Crest Nicholson, Galliford Try, Persimmon, Redrow or Taylor Wimpey and have the benefit of appropriate warranties.</li> <li>Steel / Steel &amp; Concrete Frame               <ol style="list-style-type: none"> <li>Steel frame houses post 1987 clad externally with masonry (unless retrofit cavity insulation installed)</li> <li>Steel or Concrete frame (flats) – Specifically in relation to cladding of combustible material.</li> </ol> </li> <li>Timber               <ol style="list-style-type: none"> <li>Period hardwood timber frame pre-1900</li> <li>Period softwood timber frame pre-1900 where this is a local vernacular construction type Timber frame post 1980 clad externally with masonry (unless retrofit cavity insulation installed).</li> </ol> </li> </ol>	
Roof construction type <u>(Must meet the following criteria)</u>	
Flat roof	Finished with lead / zinc / glass reinforced plastic (GRP) / elastomeric single ply membrane / asphalt / mineral felt acceptable, subject to valuation. 50% flat roof is acceptable.
Green roof	Subject to the acceptability of the waterproof substrate.
Pitched roof	Clad with tiles (clay or concrete) / slates (natural or artificial) / stone tiles / thatch / lead / copper / zinc / modern steel sheet (not corrugated metal sheets sometimes known as "wriggly tin").

## Tenure

<b>Minimum unexpired lease</b>	<ul style="list-style-type: none"> <li>Unexpired lease term must be greater than or equal to: <ul style="list-style-type: none"> <li>150 years on a new build flat at start of application</li> <li>200 years on a new build house at start of application</li> </ul> </li> <li>No minimum lease requirements for secondhand properties at start of application however:</li> <li>There must be a minimum lease term of 70 years remaining at the end of the mortgage term</li> </ul>
<b>Leasehold flats</b>	<p>Borrowers who own the Leasehold flat and whole of Freehold titles are considered, where both the leasehold and freehold titles are subject to first legal charge. Cap on service charges for flats to be investigated.</p> <p>For any other leasehold property, the freehold and leasehold titles must be owned by separate and unrelated entities.</p> <p>Borrowers who own a share of the freehold and there is no management structure (i.e. no formal management company in place) are accepted subject to special conditions being met.</p>
<b>Freehold</b>	Houses and bungalows only.
<b>Commonhold</b>	Not considered.
<b>Freeholder/leaseholder connection</b>	Where the leaseholder (Applicant) is connected to the freeholder we require an additional charge over the freehold title
<b>Valuation approach</b>	A full valuation will be undertaken for all properties via our valuation partners. This valuation will be completed against our Valuation Guidance Notes.

## Fire Safety Assessment

<p><b>All Multi-storey/multi-occupancy buildings under 11 metres (or 4 storeys or less) in UK and 11 metres or more (or 5 storeys or more) in Wales.</b></p>	<p>Where a valuer has cladding or non-cladding fire safety concerns with external wall systems, attachments (e.g. balconies) or any other significant fire safety concerns, they'll decline the property pending receipt of an <a href="#">EWS1 form</a>.</p> <p>The form must be:</p> <ul style="list-style-type: none"> <li>• Obtained from the building owner. The 'Client organisation' on the form must be the building owner and won't be accepted in the name of the applicant/client.</li> <li>• fully completed and accompanied by a headed paper letter from the signing firm which details their area of business, qualifications and confirmation that they've completed the form.</li> <li>• A1, A2 and B1 – Gable will send the form to the valuer for assessment and where acceptable they'll provide an amended valuation report.</li> <li>• A3 or B2 – Gable will assess the case and let you know our decision. We may request confirmation from the building owner about the remedial building work required and who'll be liable for the cost of those works.</li> </ul>
<p><b>Where remedial costs will be covered by the building owner, for all application types, we'll require confirmation in writing from the building owner that:</b></p>	<ul style="list-style-type: none"> <li>• the EWS1 requirements will be complied with and the building rendered fire safe (i.e. fall within the definition of A1, A2 or B1) on completion of the remedial works</li> <li>• the interim fire safety measures are satisfactory</li> <li>• no costs or hidden charges will be passed onto the leaseholder (e.g. via service charges)</li> <li>• remediation will take place within a reasonable timescale (c12 months).</li> </ul>
<p><b>Where remedial costs fall to individual leaseholders/flat owners</b></p>	<p>We will consider applications where remedial works have already been paid for and planned/started. This is as long as the building owner's solicitors confirm in writing that remedial works have been paid for and planned/started. We will decline any applications if remedial works have not yet been paid for or planned/started.</p> <p>For further advances, we'll consider applications if the funds are being raised to carry out the required remedial works. Further information will be required from the building owner in order to make an assessment, including:</p> <ul style="list-style-type: none"> <li>• the EWS1 requirements will be complied with and the building rendered fire safe (i.e. fall within the definition of A1, A2 or B1) on completion of the remedial works</li> <li>• confirmation the interim fire safety measures are satisfactory</li> <li>• a summary of the remedial works required and when the works will take place</li> <li>• costs the leaseholder/flat owner is liable for and when the funds are required/due to be paid to the freeholder.</li> </ul>

## All multi-storey/multi-occupancy buildings 11 metres or more (or 5 storeys or more) in England

Following the re-introduction of the Building Safety Fund (and other Government/non-Government schemes), and the launch of the RICS updated guidance on the 6 December 2022 in relation to the assessment of multi-storey/multi-occupied buildings over 11 metres/5 storeys in England, our mortgage valuation criteria is as follows:

Where a valuer has cladding or non-cladding fire safety concerns with external wall systems, attachments (e.g. balconies) or any other significant fire safety concerns, they'll decline the property pending receipt of the following, which must come from the 'Responsible Person' i.e. Building Owner and/or Managing Agent:

- An Executed Leaseholder Deed of Certificate and Landlord Certificate (where the building is being fully remediated\* under a Developer or Freeholder Scheme, these certificates will not be required but all other documentation below will still be needed).
- Confirmation of any costs and amounts not covered by the Building Safety Fund or other Scheme (i.e. capped/non-capped charges).
- Confirmation of interim fire safety measures.
- One of the following:
  - Confirmation from the 'scheme provider' that the building will be remediated\* under a Developer/Government/Freeholder Scheme, or
  - A Fire Risk Assessment of External Walls report (FRAEW) with executive summary including an indicative rating, or
  - An EWS1 form\*\*, or
  - A letter stating why none of these are available.

OR

- A signed letter confirming:
- There are no fire safety issues.
- They have complied the requirements of the Building Safety Act 2022, and have either an A1/A2/B1 rated EWS1 form or a Fire Risk Assessment of External Walls (FRAEW) report which confirms no work required.
- There are no fire safety costs for the leaseholder to pay.

\* Also, where remediation is planned:

- Confirmation of whether remediation or mitigation is required – only a brief summary needed.
- Confirmation of source of funding (including Remediation Order or Remediation Contribution Order).
- Proposed/forecasted start/end dates.

\*\* EWS1 forms must be:

- obtained from the building owner. The 'Client organisation' on the form must be the building owner and won't be accepted in the name of the applicant/client.
- fully completed and accompanied by a letter (on headed paper) from the signing firm which details their area of business, qualifications and confirms they completed the form.
- It's the responsibility of the building owner to ensure the signing firm is a member of an appropriate professional



	body. See the RICS website for more information.
<b>New Build</b>	<p>On 21 December 2018, The Building Regulations 2018 banned the use of flammable materials on new high-rise homes. Any buildings started after 21 February 2019 should not contain flammable material.</p> <p>An EWS1 form is required for any New Build designed/constructed under the old regulations (regardless of storey height) if there are concerns around for example wall systems and attachments.</p> <p>However, we won't require an EWS1 form for New Builds that have been/are being constructed in compliance with The Building Regulations 2018 (unless upon inspection, the valuer has concerns regarding other elements of fire safety).</p> <p>If after speaking to the Developer/Sales Agent, the valuer can't confirm that the latest Building Regulations apply, the mortgage valuation report will be declined pending confirmation from the Building Owner/Developer/Conveyancer as to whether it's compliant with The Building Regulations 2018.</p>

## Reports (As determined by a valuer)

<b>Structural Engineer</b>	Where required, must always be obtained prior to any approval of a Mortgage Offer Report to be obtained from an appropriately qualified engineer – S.Eng. MICE or MISE.
<b>Timber and Damp</b>	<p>Dry rot, wet rot, infestation by wood-boring insects. Report to be obtained from one of the following:</p> <ul style="list-style-type: none"> <li>• Property Care Association (PCA)</li> <li>• Wood Protection Association (formerly BWPDA)</li> <li>• Safeguard (Europe) Ltd</li> <li>• Sovereign</li> <li>• Wykamol Dry rot only:</li> <li>• A dry rot diagnostic inspection must be undertaken by an experienced professional member (as listed above)</li> <li>• The suitability of the property will be considered subject to the cause of the decay and the proposed remedial action detailed within the report</li> </ul>
<b>Electrical Installation</b>	Where required, report to be obtained from a National Inspection Council for Electrical Installation Contractors (NICEIC) or NAPIT approved contractor.
<b>Japanese Knotweed</b>	<p>If identified by the valuer, it will be reported in line with the latest RICS guidance to valuers.</p> <p>Where the presence of Japanese Knotweed indicates either Management Action A or B, a satisfactory specialist report will be required before a valuation figure can be provided.</p> <p>Specialist reports from members of either the Property Care Association or Invasive Non-Native Specialists Association will only be accepted.</p>
<b>Gas Installation</b>	Where required, Report to be obtained from a Gas Safe registered contractor.
<b>Trees</b>	Where required, report to be obtained from a consultant/contractor approved by the Arboricultural Association, NCH ARB, Dip Arb.
<b>Cavity Wall Tie</b>	Where required, report to be obtained from a Structural Engineer, qualified Building Surveyor or a reputable specialist company experienced in wall tie replacement.
<b>Concrete Screening</b>	Properties in areas where “mundic” is a known problem (properties built from concrete blocks laid onto mass concrete foundations) must be subject to a screening test in line with RICS guidance. A result of Class A1, A2 or A3 is required for a property to be considered acceptable.
<b>Roofing</b>	Report to be obtained from a Roofing Contractor who is part of the National Federation of Roofing Contractors Limited (NFRCL) / Confederation of Roofing Contractors (CRC).

## Unacceptable Properties

<b>Property construction and configuration</b>	<ul style="list-style-type: none"> <li>• Self-build.</li> <li>• Development has been undertaken without appropriate planning permission. Property subject to a demolition / closing order.</li> <li>• Property with ongoing structural movement or movement that requires monitoring.</li> <li>• Properties with more than seven bedrooms.</li> <li>• Services/utilities are shared with any adjoining or adjacent building which will not form part of the mortgaged property unless shared septic tank.</li> <li>• Stage payments are required.</li> <li>• Underpinning has been completed within the preceding 3 years. Unimproved or uninhabitable property (i.e. no kitchen or bathroom). Properties with more than 4 hectares/10 acres.</li> <li>• Prefabricated or large panel concrete construction (LPS). Prefabricated reinforced concrete construction (PRC. Concrete block construction designated.</li> <li>• Mundi Properties of High Alumina Cement. Mundi block materials.</li> </ul>
<b>Property location</b>	<ul style="list-style-type: none"> <li>• Electricity pylons or cables are going directly over the property.</li> <li>• Flat or maisonette immediately above or adjacent to properties that would potentially provide an unwanted heat, noise, or smell or may present safety concerns. This would include but is not limited to restaurants (class A3), pubs &amp; bars (class A4), takeaways (class A5), nightclubs, casinos, amusement arcades, petrol stations, launderettes &amp; dry cleaners, taxi businesses, industrial uses (classes B2-8) &amp; other similar uses involving machinery such as mechanics or garages.</li> <li>• Flats with 5 floors or more with no lift.</li> <li>• Grade I listed buildings.</li> <li>• Material environmental hazards are present. Property affected by coastal erosion.</li> <li>• Property directly affected by local planning.</li> <li>• Un-remediated contaminated site or where the Valuer advises a possible contamination issue. Unsatisfactory mining search is received.</li> </ul>
<b>Property restrictions</b>	<ul style="list-style-type: none"> <li>• Farms, Small Holdings or Properties subject to restrictive covenants or occupancy e.g. agricultural, retirement flats etc.</li> <li>• Property on which there is a local authority grant outstanding. Purchased through Right to Buy and subject to pre-emption.</li> <li>• Uninsurable property or property subject to an ongoing insurance claim.</li> <li>• Properties built under 10 years' old without an acceptable structural defects warranty as determined from time to time.</li> <li>• Any property designated defective under relevant legislation.</li> </ul>

<b>Property types</b>	<ul style="list-style-type: none"> <li>• Chalet style properties on holiday parks. Commonhold.</li> <li>• Freehold flats &amp; maisonettes</li> <li>• Mobile homes. Houseboats.</li> <li>• Serviced flats and apartments.</li> <li>• Shared ownership.</li> <li>• Second homes/holiday homes.</li> </ul>
<b>Property Usage</b>	<ul style="list-style-type: none"> <li>• Bed &amp; Breakfast.</li> <li>• Bespoke student accommodation.</li> <li>• Commercial properties.</li> <li>• Farms &amp; small holdings.</li> <li>• Live/work units.</li> <li>• Timeshares.</li> </ul>
<b>Valuer Outcomes</b>	<p>Where the valuer determines the property (all properties) as unacceptable including where:</p> <ul style="list-style-type: none"> <li>• The valuation indicates an expected reduction in valuation</li> <li>• The condition significantly affects marketability</li> <li>• The valuation report indicates the interior/exterior condition of the property is poor and demand is poor</li> <li>• The valuation report indicates a falling demand for the property</li> </ul> <p>The salability of the property is affected by local factors and demand is poor</p>

# Documentation

<b>Direct Debit mandate</b>	<p>Required prior to completion of the mortgage and must be drawn on a UK bank account as follows:</p> <p>Personal account, in the name(s) of a single or joint applicants</p> <p>Business account, providing the applicant is a sole trader and is named on the bank account title (i.e. "trading as")</p>
<b>Document validity</b>	<p>Bank statements may be requested in certain scenarios.</p> <p>Credit search – 6 months</p> <p>Direct Debit Mandate – 8 months (from date of signature)</p> <p>Full mortgage application – 9 months (from submission date)</p> <p>Proof of income– 9 months (from date of receipt of proof of income already supplied)</p> <p>Proof of identification – if older than 12 months since first provision thereof</p>
<b>Proof of identity and residency</b>	<p>Valuation – if valuation is older than 8 months.</p> <p>Mortgage offer – if older than 6 months then need a new offer</p> <p>Documentary proof of identity, and/or residency will be required, and the broker portal will be updated.</p> <p>The table below defines what evidence is required to satisfy</p>

<b><u>List 1 – Proof of identity</u></b>	<b><u>List 2 – Proof of residency</u></b>
Full valid UK/non-UK passport	Current UK driving license.
Current UK issued biometric residence permit.	Current UK driving license – photocard (full or provisional)
Current UK driving license – Photocard (full or provisional)	Bank/Building society statement or credit card statement (internet statements will only be accepted as proof of the current or overseas address)
New style blue disabled badge parking card (both sides to be provided)	Utility bill (internet statements will only be accepted as proof of the current or overseas address) NB: Mobile telephone bills are not accepted.
Identity card issued by the electoral office of <b><u>Northern Ireland</u></b> tax credit or pension	<b><u>Notification of a state or local authority funded benefit</u></b>
EU member state or Switzerland national identity card	Latest posted Inland revenue tax notification (must be dated within last 12 months)
Valid Police warrant card	Current UK issued Biometric Residence Permit (BRP) until December 2024 then online share codes will be used
HM force's identity card	Latest Council tax demand letter
Current UK issued firearms certificate or shotgun license.	Annual residential mortgage statement Latest Council or housing association tenancy agreement for current address only

Pay slips	We will require the latest pay slip when only the basic salary is being used towards affordability. Latest three months consecutive pay slips will be required when there is use of overtime, commission and/or bonus.
P60	Not typically required but may be requested by the Underwriter on a case-by-case basis.
Maternity	<p><b>1. Income Assessment:</b></p> <ul style="list-style-type: none"> <li>• <b>Current Income:</b> we will assess your current income, but focus on your <b>reduced income during maternity leave</b>, which typically consists of statutory maternity pay or company maternity pay, rather than your full salary.</li> <li>• <b>Return to Work Income:</b> we will ask for <b>confirmation of your return-to-work plans</b>, including the expected date and whether you'll return to work full-time or part-time. We will base their affordability calculations on your <b>post-maternity income</b> if you have a firm return-to-work date.</li> </ul> <p><b>2. Employment and Return Plans:</b></p> <ul style="list-style-type: none"> <li>• <b>Applicant Letter:</b> we will require a letter from your employer confirming the details of your maternity leave, including your expected <b>return-to-work date</b> and whether your job is guaranteed when you return.</li> <li>• <b>Contract Status:</b> If your employment contract remains unchanged, it provides reassurance to the lender that you will have a stable income after maternity leave.</li> </ul>
SA302/online calculation for self-employed	<p>Where the self-assessment has been submitted online by the borrower or their accountant/other we require:</p> <ul style="list-style-type: none"> <li>• Latest 2 years HMRC Tax Calculations [SA302] together with either the corresponding online version of the Tax Year Overview</li> <li>• Or the corresponding HMRC supplied Tax Year Overview</li> </ul>

**Accountants Certificate**

Must be signed & stamped by an accountant with one of these qualifications:

- ACA
- FCA
- ACCA
- FCCA
- AAPA
- FAPA
- ACMA
- FCMA
- MAAT
- CTA
- AIA
- CIMA
- CIPFA
- IFA
- CTTA
- CA (ICAS)

## Solicitors

<p><b>Applicant(s) solicitor requirement</b></p> <ul style="list-style-type: none"> <li>• <b><u>England &amp; Wales</u></b></li> </ul>	<p>Accepted provided:</p> <ol style="list-style-type: none"> <li>1. All solicitor firms are registered with the Law Society of England &amp; Wales</li> <li>2. Minimum 2 SRA-approved managers/partners for firm in England &amp; Wales (licensed conveyancers are not considered)</li> <li>3. All solicitor firms to have attained membership to the Law Society's Conveyancing Quality Scheme</li> <li>4. Be on the Gable Solicitors panel</li> </ol> <p>Where an Applicant(s) solicitor is not on the Gable Solicitors panel the Applicant(s) must select a firm from the Gable Solicitors panel to act on behalf of Gable and/or the Applicant(s). The Applicant(s) may:</p> <ul style="list-style-type: none"> <li>• Instruct their own solicitors who satisfy the requirements 1, 2 and 3 above, to act on their behalf on a separate representation basis and the Applicant(s) will be responsible for their own legal costs and those of the Gable Solicitors panel firm who will act solely for Gable; OR</li> <li>• Elect to instruct the Gable Solicitors panel firm to act on their behalf and that of Gable. The Applicant(s) will be responsible for the costs of the Gable Solicitors panel firm who will act on a dual representation basis.</li> </ul>
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