



New Build 5-Year Fixed Zero Deposit Mortgage

Product Terms	Characteristics	Benefits
Fixed Rates	5-Year Fixed Rate	Helps customers with budgeting.
Interest Rate	5.99%	Competitive rates in line with other similar products (rates are subject to changes in market conditions).
Maximum Loan to Value (LTV)	100%	Zero deposit required.
Maximum Loan to Income (LTI) ratio	<p>Up to 4.49x income (or up to 5x for key workers, 5.5x for joint key workers and 4.5x for self-employed).</p> <p>Key workers include (but not limited to):</p> <ul style="list-style-type: none"> • Armed Forces Personnel • NHS Clinicians (nurses, paramedics, doctors, etc.) • Firefighters • Teachers and childcare providers • Public Sector Teachers and University Lecturers • Police and Prison Officers • Bus Drivers 	Ensuring comfortable affordability (subject to affordability checks).
Product Fees	The Product Fee is charged as a percentage of the purchase price.	This Product Fee is payable by the developer.
Loan Limits	<p>Min: £125,000</p> <p>Max: £1,000,000</p>	
Term	Up to 35 years (minimum term 5 years)	Longer terms to reduce monthly repayments.
Repayment Term	Capital and Interest Repayment only.	Build equity over term.
Applicant age	Minimum of 23 years, maximum age of 75 years, at end of mortgage term.	Lending into retirement subject to further assessment.
Gable Standard Variable Rate	The Bank of England Base Rate (BBR) + 2.25%	This rate is applicable at the end of the fixed rate period.

Gable Mortgages is a trading style of Gemini Consultants Limited (Company Registration 02088382) registered in England & Wales at AW House, 6-8 Stuart Street, Luton, LU1 2SJ. Gemini Consultants Limited is authorised and regulated by the Financial Conduct Authority (FCA registration number 311479). You could lose your home if you don't keep up your mortgage repayments.

GM011 April 2025

Early Repayment Charges (ERC)	Year 1 – 5% Year 2 – 4% Year 3 – 3% Year 4 – 2% Year 5 – 1%	Simple and easy to understand ERC structure. (Overpayments of 10% of the outstanding balance are acceptable each year without penalty).				
Other Fees	<div>Solicitors/Legal Fees:</div> <table><tr><td>Dual Representation</td><td>Single Representation</td></tr><tr><td>£1,800.00</td><td>£750.00</td></tr></table> <p>The solicitors fees include all disbursements, searches and Land Registry fees but excludes VAT and any Stamp Duty Land Tax (England) or Land Transaction Tax (Wales) that may be applicable.</p> <p>£500 of the dual representative fees are payable once an offer is accepted by the customer to begin the conveyancing process. The balance of the fees, if applicable, is payable before completion of the purchase. The fee is refundable depending on which phase the refund is triggered and will be refunded by the solicitor. This fee cannot be added to the loan.</p>	Dual Representation	Single Representation	£1,800.00	£750.00	Clearly defined fee structures in keeping with treating our customers fairly, to enable customers to understand their potential overall costs. Note: For single representation conveyancing your own solicitors legal fees will be in addition to our single representation fee. Dual representation fees cover the legal costs for both Gable Mortgages and for you.
Dual Representation	Single Representation					
£1,800.00	£750.00					
Exclusions	<p>This Product is not designed for customers who:</p> <ul style="list-style-type: none">Do not meet our Lending or Property CriteriaDo not pass our Affordability AssessmentDo not intend to live at the Security AddressWant an Interest Only Repayment LoanAre not at least 23 years old or over 75 years at end of term					



Product Assessment

The Gable Mortgages 5-Year Fixed New Build Zero Deposit Mortgage is designed for either first or next-time buyers, purchasing a brand new home, who struggle to save for a deposit.

Typically, our customers still live at home with their families or in rented places, sometimes paying more in rent than they would for an affordable mortgage.

We provide an end-to-end service throughout the entire purchase process and have a considerate ethos to assist customers with the ups and downs of property ownership, especially since most of our borrowers are buying a home for the first time.

Product Characteristics & Terms

Our products are tailored to meet the needs of "Generation Rent." This group includes customers who can manage their rent but find it hard to save for a deposit to buy a home. We aim to help these customers become homeowners. They meet our lending criteria, and the product features are designed to support their needs.

For more details, please contact your developer's sales office.

About Gable

Gable Mortgages is an operating brand of Gable Group Ltd. Gable Mortgages provides primary residential buyers with a 5-year fixed term zero deposit mortgage. Gable Mortgages is one of the few mortgage providers in the UK who offer a 100% loan to value of asking price (subject to all lending criteria being met). Gable does not seek additional security from buyers.

For more information about Gable Mortgages, go to www.gablemortgages.com

WARNING - You could lose your home if you don't keep up your mortgage repayments.

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