

WHO ARE BLUESTONE MORTGAGES?

- > Specialist Residential Lender operating In the UK for nearly 10 years
- > Focused on helping complex credit customers High St Lenders deem 'unlendable'
- > Distribution through Intermediaries only and accessed via most mortgage networks and clubs
- > Recently acquired by Shawbrook Bank in May 2023



WHAT IS DEPOSIT UNLOCK?

*Freddy & Faith
First Home*

- > Deposit unlock is a mortgage-backed lending scheme for **new build** properties
- > The scheme allows a low deposit at just **5%**
- > The scheme enables first buyers to have **100% ownership** to their new build flat or house
- > There are participating builders **across** the country



95%

Mortgage!
No Credit
Scoring



180 day
offer validity

Criteria on
Completion

PRODUCT FEATURES

- > Maximum 1 satisfied default in the last 36 months
- > All CCJs / Defaults under £300 ignored
- > Maximum of 2 missed payments in the last 6 months on each unsecured credit agreement
- > Previous DMP/DAS acceptable if settled for a minimum of 12 months
- > Self-employed accepted with just 12-month trading history

DEPOSIT UNLOCK ELIGIBILITY



The scheme
is only for
FTB's

Max loan
£600k

**NEW
BUILD**
properties only

Leasehold flats
must have a
minimum of
TWO
bedrooms



CRITERIA DIFFERENTIATION

Here is an outline of the key criteria differences between deposit unlock criteria and Bluestone Mortgages standard criteria!



Maximum Term

35 yrs

3 yrs

UK residency & ILR

Fixed term
Contractors – minimum

12
Months
continuous

Temporary / agency /
zero hours - minimum

24
Months

with same employer



HOW DO I APPLY?



Find a property with a participating builder

Your customers can find the list of participating builders on the **deposit-unlock.co.uk** website.



Obtain and upload confirmation letter

The home builder provides a letter confirming you can buy the property using the 5% deposit scheme.



Login to our broker portal and apply

Complete the application process and upload the confirmation letter onto the portal.