

	Acceptable	Unacceptable
Value & Saleability	<ul style="list-style-type: none"> • Properties valued between £75,000 and £5,000,000 • Converted freehold properties valuation above £100,000 if located <i>outside</i> of the London or South East Regions or £150,000 if located <i>inside</i>. • Ex-Local Authority or HMOs valued above £150,000 if located <i>in</i> the London or South East Regions. 	<ul style="list-style-type: none"> • Properties deemed by the Valuer not to be capable of being readily saleable or to have potential resale difficulties • Properties deemed by the Valuer as not suitable security
Usage	<ul style="list-style-type: none"> • • • • • • Multi let properties divided into bed-sits with individual kitchen/kitchenette facilities, if an HMO. For further information, please refer to the Lending Criteria. 	<ul style="list-style-type: none"> • Properties used for any commercial purpose • Live/work units • Working farms, smallholdings and houses subject to an agricultural occupancy restriction • Properties with occupancy restrictions including retirement flats and sheltered accommodation (Over Age clauses).
Property Condition	<ul style="list-style-type: none"> • Property that is structurally sound, modernised and with standard amenities, must be habitable and lettable in current conditions. 	<ul style="list-style-type: none"> • Properties with any dry rot • Japanese Knotweed. Valuers are to follow RICS Guidelines in the RICS Information Paper on Japanese Knotweed and Residential Property. Property assessed category 4 are not considered suitable security. Property assessed as category 3 or 2 will be considered but subject to full retention and only considered acceptable security once a suitable management plan has been put in place with the benefit of a long term guarantee. The treatment contractor must be a member of the Property Care Association Invasive Weed Control group. Properties assessed as category 1 do not require further investigation.
Layout, floor space & land	<ul style="list-style-type: none"> • Gross external floor area of greater than 35sqm • Properties up to 6 bedrooms, including HMO • Properties with more than one Kitchen, if Multi-Unit Block or HMO • Properties with a Granny/Guest Annex, if an HMO 	<ul style="list-style-type: none"> • Single leaf brick offshoots/extensions (unless the single skin element relates to a non-habitable room) • Greater than 5 acres of land as part of the title • Monkey Puzzle style houses. These are mid-terraced houses where there are two houses interlocked with approximately 50-60% flying freehold • Leasehold properties where the owner is connected to the freeholder.
Properties above or adjacent to Commercial premises	<ul style="list-style-type: none"> • Considered, refer prior to submission. • Some properties above or adjacent to other types of commercial premises will be considered by referral if: <ul style="list-style-type: none"> ✓ Minimum valuation £100,000 outside London and South East regions, or £150,000 within London and South East regions. ✓ Valuer comments are positive. 	<ul style="list-style-type: none"> • Properties above or adjacent to shops or commercial premises. As a guide Fleet Mortgages will generally look to lend on flats in new/modern developments with mixed use, where for example it is a five storey building with a Sainsbury's Local, Costa Coffee or Prezzo on the ground floor and the security is on the third floor. (This is acceptable as the security is not directory above the commercial unit and therefore unlikely to be materially impacted by the location). Subject to valuers comments.

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Listed Property	<ul style="list-style-type: none"> Grade 2 Listed Buildings may be considered on a case by case basis and only if the building is in a good state of repair, no negative comments to be made by the Valuer. 	<ul style="list-style-type: none"> Grade 1 Listed Buildings
Tenure	<ul style="list-style-type: none"> Freehold or Leasehold. Properties where the unexpired term of the lease is above 75 years on completion 	<ul style="list-style-type: none"> Commonhold properties Freehold coach houses, the only exception is a long-term lease that covers the flat and garage related to the flat. Individual freehold flats or freehold maisonettes Properties with an element of flying freehold are generally not acceptable. A property with an element of less than 10% may be considered by referral.
Blocks of Flats	<ul style="list-style-type: none"> Flats in blocks with less than five storeys (up to 10 storeys acceptable within the M25) Higher maybe considered on a case by base basis 	
Ex Local Authority/MOD Housing Association	<ul style="list-style-type: none"> Up to 70% LTV The minimum valuation exceeds £150,000 if located <i>in</i> the London or South East Regions. The minimum valuation exceeds £75,000 if located <i>outside of</i> the London or South East Regions. Positive valuer comments regarding location 	<ul style="list-style-type: none"> Unless the valuer deems them as unsuitable security.
Properties less than 10 years old		<ul style="list-style-type: none"> Without one of the following Certificates: <ul style="list-style-type: none"> ✓ National House-Building Council Buildmark Scheme (NHBC) ✓ Zurich Municipal Newbuild Scheme ✓ Zurich Municipal Rebuild Scheme ✓ Premier Guarantee for Private Housing and Completed Housing ✓ Building Life Plans Scheme ✓ Architect's Certificate¹, The Professional Consultants used must have one or more of the qualifications listed in Appendix A ✓ Buildzone ✓ LABC Warranty ✓ CRL Warranty Scheme ✓ ICW Warranty Scheme
New Build (built or converted within the last 12 months)	<ul style="list-style-type: none"> Up to 70% LTV for new build flats Up to 75% LTV for new build houses 	<ul style="list-style-type: none"> Stage Payments Builders Incentives

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Structural

- Any properties without structural defects will be considered subject to satisfactory valuers report
- Properties which have no structural issues or that requires monitoring.
- Properties which have ongoing structural issues or have been underpinned within the last 3 years, or require underpinning and properties with continuing structural movement, or movement that requires monitoring
- Tie bars. Providing the Valuer does not make any detrimental comments in respect of the existence of tie bars then these may be acceptable
- Properties where power lines or electricity supply apparatus are located directly over and/or on the site.

Construction

- Standard Construction, rendered or un-rendered
- Fleet Mortgages considers a property to be of standard construction if it is built of stone, concrete block and /or brick with either solid or cavity walls that consist of an inner and outer skin. The outer skin will usually be of stone, brick or block. The roof will be of slate, tile, thatch or felt
- Fleet Mortgages may consider properties constructed using non-conventional methods but will be entirely guided as to the buildings suitability as security by the valuers opinion.
- Non-standard Construction
- Cross Wall construction

Timber and Metal

- Timber framed property with outer walls of brick or stone built 1970 or later
- Timber or metal framed buildings where the cavity between frame and cladding is filled with insulation materials after construction
- Pre 1965 softwood timber framed constructions lacking special merit on saleability
- 100% timber construction unless of high standard and in a location where there is proven, sustainable demand
- Scotswood Pine Style
- Steel clad properties
- Steel framed construction unless modern purpose built flats
- Metal framed buildings where the cavity between frame and cladding is filled with insulation materials after construction
- Cranwell Construction

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Concrete

- Laing Easiform from 1945 onwards and No Fines construction
 - Mowlem Construction
- Properties listed under the Housing Defects Act unless repaired under the PRC Homes Ltd guarantee scheme including the subject property and all adjoining properties in the structural block
 - Reinforced forms of poured or shuttered concrete construction including Easiform construction
 - Large Panel System (LPS) built concrete construction flats and maisonettes (houses and maisonettes of not more than 2 storey in height are acceptable subject to a satisfactory report from a structural engineer)
 - Buildings containing high alumina content
 - Mundic construction in Devon and Cornwall built between 1900 and 1960 unless a suitable specialist test of the concrete returns a Grade A classification
 - Reema construction

Other

- Solar Panels unless the Valuer commented that the saleability of the property would be affected.
- Landlocked properties
 - Uninsurable properties