

Self-Build & Custom Build – Quick Reference

What We Consider

- Self-Build, Custom Build, Renovations and Conversions mortgage applications.
- Interest-Only payments are optional during the build.

Loan-to-Value (LTV)

- Up to 75% LTV on land.
- Up to 80% LTV on each build stage.

Stage Release Programme

Six key stages: -

1. Land.
2. Foundations.
3. Wall plate / first-floor joists.
4. Wind and watertight.
5. Plastered / First fix complete.
6. Second fix / Practical completion.

Alternative flexible stage structures may also be agreed.

Valuation & Inspections

Stage payments are released following inspection and confirmation of satisfactory completion of each stage:

- Initial valuation is based on the end value of the property.
- Interim and final re-inspection fees apply, charged in line with the Society's prevailing tariff.*

Build Warranty & Construction

A 10-year structural warranty is required from a provider acceptable to the Society, such as: -

- NHBC Buildmark
- Premier Guarantee.
- LABC New Home Warranty.
- BLP (Building Life Plans).
- Build-Zone.
- Castle 10 / Checkmate.
- ABC+
- Build Assure.
- CRL.
- Global Home Warranties.
- International Construction Warranties (ICW).
- Compariqo.
- Aedis.
- Protek.
- Q Assure.
- Advantage.

Non-standard construction will require appropriate certification (e.g. BOPAS / BBA / STA Gold, where applicable).

What You Will Need to Submit With Your Application

- Full planning permission.
- Plans and specifications.
- Project costings.
- Evidence of savings / own contribution.
- Standard personal documentation in line with underwriting requirements.

Upon completion of the build, the Society will look to offer a new mortgage product from those available at that time.

*Please visit <http://www.beverleybs.co.uk> for the valuation fee scale.

All applications are subject to underwriting, affordability and valuation.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP
REPAYMENTS ON YOUR MORTGAGE**

**Why not contact us to discuss your requirements on:
01482 881510 or at mortgages@beverleybs.co.uk**

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