

SHARED OWNERSHIP SALES ADVERSE CREDIT

Adverse credit is a track record of poor repayment history. When considering an applicant's ability to sustain mortgage, rent and service charge payments, consideration will be given to whether the applicant has had any adverse credit. The reason for this is to ensure the applicant can afford and sustain the cost of home ownership on a long-term basis.

The following criteria will be applied when considering an application:

- No late/missed payments within the last 6 months.
- No payday loans within the last 12 months.
- No CCJ's or Defaults registered within the last 2 years.
- No CCJ's or Defaults that are unsatisfied.
- Debt management plans must be repaid at the point of application.
- No IVA's or Bankruptcy registered within the last 6 years, these must be discharged at the point of application.
- No mortgage or rent arrears in the last 12 months.
- No repossession within the last 3 years, subject to no outstanding debt to the lender and no other credit issues in the last 3 years.

If there are exceptional circumstances that explain the adverse credit and evidence can be provided to corroborate, we may use our discretion to decide if the reasons and evidence provided sufficiently mitigate the risk.