

Residential Product Guide

What's New?

- ✓ Single mortgages can be split between Capital & Interest and Interest Only repayment methods
- ✓ Improved criteria for customers taking their mortgage into retirement

Criteria Highlights

- ✓ Maximum age up to the customer's 86th birthday
- ✓ Potential for a term of up to 45 years
- ✓ Packager credit tier available for higher adverse
- ✓ All Defaults and CCJs less than £500 are excluded from product tiering

Seriously ✓ **Satisfying** ✓ **Service**

PremierHub



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Lending for first homes, next homes and later-life plans

At Vida, we’re here to help your clients find a home for every chapter of life — and now we’ve gone even further.

From first-time buyers in their 40s, to mid-life movers in their 50s, to those remortgaging in retirement to keep their plans on track, our enhanced **Later Life Lending** proposition is designed to help you say “yes” more often. Put simply, it’s lending for the first homes, next homes and later-life plans — giving you the flexibility to support more clients, for longer.

We’ve refreshed our criteria for lending into or in retirement to make things simpler, clearer and more transparent when a mortgage runs beyond working life. We now define lending into retirement as any case where the term extends past a client’s expected retirement age or beyond their 76th birthday, **whichever comes sooner**. That means clearer rules, **fewer grey areas and more confidence when placing cases**.

Customer Credit Profile

See where your customer fits within our Vida tiers.

Criteria	VIDA 36	VIDA 24	VIDA 6	PACKAGER
Time since the last default where the amount was £500 or more***	0 in 36	0 in 24	0 in 6	Considered <6 months
Time since the last CCJ where the amount was £500 or more***	0 in 36	0 in 24	0 in 6	Considered <6 months
Worst Status Secured Payments* (months)	0 in last 36	3 in last 24		Considered (no max)
	No secured arrears allowed within the last 6 months			
Number of missed unsecured payments ≥ £250 in the last 6 months**	1 in 6	2 in 6	3 in 6	Considered (no max)
Bankruptcy / IVA / DRO / Trust Deed	3 years +			1 year +
Previous repossessions	6 years +			3 years +

KEY INFORMATION

- *All historic secured arrears must have been made up to date for at least 6 months prior to application.
- **Unsecured includes unsecured loans, hire purchases, store cards, credit cards and current accounts.
- ***All CCJs and Defaults less than £500 are excluded from product tiering.
- Debt Management Plan/Debt Arrangement Schemes may be considered at Underwriter discretion – subject to satisfactory affordability and conduct checks.

Higher LTV Credit Requirements

- All LTVs above 90% require the customer’s credit file to be up to date with no current arrears on major unsecured items*.
 - For Vida 24 and Vida 6 products, any LTV above 85% requires the customer’s credit file to be up to date with no current arrears on major unsecured items*.
- *Unsecured includes unsecured loans, hire purchases, store cards, credit cards and current accounts.
- Remortgages allowed for any legal purpose. Remortgages with debt consolidation are available up to 90% LTV on the Vida 36 tier and up to 85% LTV across all other tiers. Capital Raising for gambling debts is not allowed.

Fixed Rate Products

Available for both purchase and remortgages.

Standard range – 2 year fixed rate

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Cashback	Product Code
Standard	75%	Vida 36	5.93%	£995	£2m	n/a	RST3643139
		Vida 24	6.22%				RST2443140
		Vida 6	6.43%				RST0643141
		Packager	7.38%				RSTPA43203
Standard	80%	Vida 36	6.19%	£995	£1.5m	n/a	RST3643142
		Vida 24	6.38%				RST2443143
		Vida 6	6.64%				RST0643144
Standard	85%	Vida 36	6.60%	£995	£1.5m	n/a	RST3643145
		Vida 24	6.67%				RST2443146
		Vida 6	7.05%				RST0643147
Standard Pathway	90%	Vida 36	7.05%	£995	£1.5m	n/a	RST3643148
		Vida 24	7.19%				RST2443149
		Vida 6	7.73%				RST0643150
	95%	Vida 36	7.13%	£995	£750k	n/a	RST3643151

Fee Saver range – 2 year fixed rate

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Cashback	Product Code
Fee Saver Cashback	75%	Vida 36	6.73%	£0	£2m	£500	RCF3643168
		Vida 24	7.02%				RCF2443169
		Vida 6	7.24%				RCF0643170
Fee Saver Cashback	80%	Vida 36	7.01%	£0	£1.5m	£500	RCF3643171
		Vida 24	7.23%				RCF2443172
		Vida 6	7.48%				RCF0643173
Fee Saver Cashback	85%	Vida 36	7.42%	£0	£1.5m	£500	RCF3643174
		Vida 24	7.49%				RCF2443175
		Vida 6	7.86%				RCF0643176
Fee Saver Cashback Pathway	90%	Vida 36	8.13%	£0	£1.5m	£1,250	RCF3643177
		Vida 24	8.25%				RCF2443178
		Vida 6	8.80%				RCF0643179
	95%	Vida 36	8.19%	£0	£750k	£1,250	RCF3643180

Rate Information

Vida Variable Rate (VVR)
5.80% set on 01.02.2026

Revert rate
8.44% (VVR + 2.64%)

Product terms fixed until
30/04/2029

ERC's

4% until 30/04/2028
3% until 30/04/2029

Additional Information

Minimum loan £50k

Fees

A non-refundable assess-
ment fee of £195 is payable
on most applications

Fee saver products have no
assessment fee and free val-
uation on properties up to
£500k

Pathway products come
with no assessment fee, for a
limited time

Fixed Rate Products

Available for both purchase and remortgages.

Standard range – 5 year fixed rate*

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Cashback	Product Code
Standard	75%	Vida 36	6.33%	£995	£2m	n/a	RST3643152
		Vida 24	6.47%				RST2443153
		Vida 6	6.56%				RST0643154
		Packager	6.97%				RSTPA43204
Standard	80%	Vida 36	6.45%	£995	£1.5m	n/a	RST3643155
		Vida 24	6.65%				RST2443156
		Vida 6	6.75%				RST0643157
Standard	85%	Vida 36	6.71%	£995	£1.5m	n/a	RST3643158
		Vida 24	6.86%				RST2443159
		Vida 6	7.17%				RST0643160
Standard Pathway	90%	Vida 36	6.88%	£995	£1.5m	n/a	RST3643161
		Vida 24	7.18%				RST2443162
		Vida 6	7.59%				RST0643163
	95%	Vida 36	7.16%	£995	£750k	n/a	RST3643164
		Vida 24	7.56%				RST2443165
		Vida 6	7.86%				RST0643166
	97%	Vida 36	7.61%	£995	£750k	n/a	RST3643167

Fee Saver range – 5 year fixed rate*

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Cashback	Product Code
Fee Saver Cashback	75%	Vida 36	6.60%	£0	£2m	£500	RCF3643181
		Vida 24	6.73%				RCF2443182
		Vida 6	6.82%				RCF0643183
Fee Saver Cashback	80%	Vida 36	6.77%	£0	£1.5m	£500	RCF3643184
		Vida 24	6.97%				RCF2443185
		Vida 6	7.07%				RCF0643186
Fee Saver Cashback	85%	Vida 36	6.98%	£0	£1.5m	£500	RCF3643187
		Vida 24	7.13%				RCF2443188
		Vida 6	7.43%				RCF0643189
Fee Saver Cashback Pathway	90%	Vida 36	7.22%	£0	£1.5m	£1,250	RCF3643190
		Vida 24	7.51%				RCF2443191
		Vida 6	7.93%				RCF0643192
	95%	Vida 36	7.50%	£0	£750k	£1,250	RCF3643193
		Vida 24	7.90%				RCF2443194
		Vida 6	8.20%				RCF0643195
	97%	Vida 36	7.95%	£0	£750k	£1,250	RCF3643196

Rate Information

Vida Variable Rate (VVR)
5.80% set on 01.02.2026

Revert rate
8.44% (VVR + 2.64%)

Product terms fixed until
30/04/2032

ERC's

5% until 30/04/2028
5% until 30/04/2029
4% until 30/04/2030
3% until 30/04/2031
2% until 30/04/2032

Additional Information

Minimum loan £50k

Fees

A non-refundable assessment fee of £195 is payable on most applications

Fee saver products have no assessment fee and free valuation on properties up to £500k

Pathway products come with no assessment fee, for a limited time

*A minimum term of 6 years is required.

Right to Buy Products

Purchase only applications from Local Authorities for Right to Buy and from Housing Associations for Right to Acquire. Available up to lower of 100% of discounted purchase price or 75% of the open market value.

We will need to see:
Section 125 or RTA 3 from the Local Authority/Housing Association.

2 year fixed rate

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Product Code
2 year fixed	75%	Vida 36	7.04%	£995	£2m	GST3643197
		Vida 24	7.09%			GST2443198
		Vida 6	7.44%			GST0643199
		Packager	7.74%			GSTPA43205

5 year fixed rate*

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Product Code
5 year fixed*	75%	Vida 36	6.83%	£995	£2m	GST3643200
		Vida 24	7.04%			GST2443201
		Vida 6	7.31%			GST0643202
		Packager	7.64%			GSTPA43206

Rate Information
Vida Variable Rate (VVR)
5.80% set on 01.02.2026

Revert rate
8.44% (VVR + 2.64%)

Product terms fixed until
2 year - 30/04/2029
5 year - 30/04/2032

ERC's - 2 year
4% until 30/04/2028
3% until 30/04/2029

5 year
5% until 30/04/2028
5% until 30/04/2029
4% until 30/04/2030
3% until 30/04/2031
2% until 30/04/2032

Additional Information
Minimum loan £50k

Fees
A non-refundable assessment fee of £195 is payable on most applications

**A minimum term of 6 years is required.*

Foreign Nationals Products

Available for both purchase and remortgages.

2 year fixed rate

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Product Code
Standard	75%	Vida 36	6.33%	£995	£2m	FNS3643207
		Vida 24	6.47%			FNS2443208
		Vida 6	6.93%			FNS0643209
	90% 	Vida 36	7.55%	£995	£1.5m	FNS3643210
		Vida 24	7.69%			FNS2443211
		Vida 6	8.43%			FNS0643212

Rate Information
Vida Variable Rate (VVR)
5.80% set on 01.02.2026

Revert rate
8.44% (VVR + 2.64%)

Product terms fixed until
2 year - 30/04/2029

ERC's
4% until 30/04/2028
3% until 30/04/2029

Additional Information
Minimum loan **£50k**

Fees
A non-refundable assessment fee of £195 is payable on most applications

Pathway products come with no assessment fee, for a limited time

5 year fixed rate*

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Product Code
Standard	75%	Vida 36	6.73%	£995	£2m	FNS3643213
		Vida 24	6.77%			FNS2443214
		Vida 6	6.81%			FNS0643215
	90% 	Vida 36	7.38%	£995	£1.5m	FNS3643216
		Vida 24	7.68%			FNS2443217
		Vida 6	8.09%			FNS0643218

Rate Information
Vida Variable Rate (VVR)
5.80% set on 01.02.2026

Revert rate
8.44% (VVR + 2.64%)

Product terms fixed until
5 year - 30/04/2032

ERC's
5% until 30/04/2028
5% until 30/04/2029
4% until 30/04/2030
3% until 30/04/2031
2% until 30/04/2032

Additional Information
Minimum loan **£50k**

Fees
A non-refundable assessment fee of £195 is payable on most applications

Pathway products come with no assessment fee, for a limited time

**A minimum term of 6 years is required.*

Valuation Fees

Property Value	Valuation Fee
Less than £100,000	£170
£100,000 – £200,000	£230
£200,001 – £300,000	£290
£300,001 – £400,000	£350
£400,001 – £500,000	£450
£500,001 – £600,000	£530
£600,001 – £700,000	£580
£700,001 – £800,000	£625
£800,001 – £900,000	£625
£900,001 – £1m	£675
Over £1m – £1.25m	£990
Over £1.25m – £1.5m	£1,100
Over £1.5m – £1.75m	£1,200
Over £1.75m – £2m	£1,410
Over £2m – £2.25m	£1,650
Over £2.25m – £2.5m	£1,760
Over £2.5m – £2.75m	£1,795
Over £2.75m – £3m	£1,940
Over £3m	By negotiation

For Residential Fee Saver products no assessment fee is payable and one free standard valuation is provided for all properties up to £500k.

A surveyor may be asked to carry out a physical valuation or a remote valuation without visiting the property.

No Search indemnity insurance permitted for residential and BTL remortgage transactions only, other than those under a Fee Saver products, for properties in England and Wales using a specific Vida approved policy – Full details in the UK Finance Handbook.





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