



**Leeds Building Society**

# Mortgages for Professional Contractors

## Who is suitable for a contractor mortgage?

- Anyone who is employed on a fixed term contract as a specialist within a professional field, i.e. Information Technology Services
- A contractor is paid on a daily gross rate

## On products that are up to 85% LTV

- Contractors should have a minimum annual income which must exceed £50,000, calculated on a maximum of 46 weeks (based on average earnings)
- If the applicant has worked less than 46 weeks, the actual weeks worked will be used for affordability purposes
- The applicant must provide evidence that they can be re-contracted within the same discipline
- Proof must be provided that the period between contracts does not exceed 6 weeks in each instance
- The last three months of business bank statements and curriculum vitae will be required

## Submitting an application

Leeds Building Society knows that contractors are special cases so that's why we offer bespoke underwriting that helps plug income gaps and help speed up the application process. You can submit an application by visiting [leedsintroducer.co.uk](https://leedsintroducer.co.uk). When submitting applications under these criteria, the employment status should be defined as 'Self-Employed' and highlighted as 'Contractor' in the additional notes section of the application form.

The items listed above should be provided in line with requirements on the Minimum Submissions form in the Contractor section of our website. Applicants must be aged 18 or over. Mortgages are subject to eligibility, status and financial standing.

## Hints and Tips

1. Ensure that all upfront packaging is correct and all minimum requirements are submitted together. This will improve the speed of the offer being issued
2. Include monthly commitments including but not limited to: rent, leasehold service maintenance fee, student loans, child care costs, etc.
3. Check the content of bank statements
4. Check the Current Service Levels to see how long the case will take to process

## Legal Notice

Employee Benefits Trust (EBT) - Money is set aside (usually offshore) and paid to the contractor in the future. This is similar to a pension but is a way of potentially offsetting tax allowance. This is not acceptable to the Society.

Offshore - A contractor can work offshore, but must have a UK residential address and any income must be converted into Sterling (£) and paid into a UK bank account. The income must go through a Limited (Ltd) company/Umbrella company that is UK registered and the applicant must be a UK tax payer.

**This information is for use by FCA authorised intermediaries only and must not be distributed to potential borrowers.**