

Another complex case solved



Who's the star of this story?

A self-employed client, looking to buy a new home and start afresh. As the sole director of a limited company, they drew a basic salary whilst reinvesting profits into the business.

1

What was the catch?

The client had just one year of trading history and wasn't taking dividends, which reduced affordability in the eyes of some lenders.

There was also a missed mortgage payment on their credit file, though it was a one-off and had been paid the next day.

2

How did we make it work?

3

We used our self-employed product, which allows one year of trading and considers salary plus post-tax profits. No business bank statements were required.

An accountant's reference supported an upward income trend, helping us view the case in a more positive light.

How did we seal the deal?

We took a pragmatic view, accepting the one-off missed payment with the broker's clear explanation. With flexibility and common sense, we approved a £136,500 mortgage - getting the client into their new home.

4

Key details:

Lending:
£136,500

LTV:
75%

Embracing
different



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For Intermediaries