



**Sarah, age 48**

## Product: Professional Mortgage

Career: **Doctor**

Loan: **£495,000**

Purpose: **Purchase a new home after divorce**

Property Value: **£550,000**

Term: **24 years**

Repayment Type: **Repayment**

### **Sarah was looking for a fresh start following her divorce.**

After nineteen years in the family home, she was keen to make the move to new house for her and her children.

A registered and experienced Doctor, Sarah had sixteen rewarding years working in a GP practice before it was dissolved in 2022. In readiness for the dissolution, Sarah began working as a Locum and very recently made the jump into Locum work full-time.

With so many changes happening in her life, Sarah was hoping buying her own property would be as stress-free as possible. But Sarah's application was not straightforward. Sarah planned to retire at seventy-four and wanted a repayment mortgage over 26 years. The value of the potential purchase would require a 90% LTV, with a LTI ratio of 3.8x salary. However, when Sarah's current residential house sells, the proceeds would go towards her mortgage loan, reducing the total amount.

As a self-employed, sole applicant in her 40s, with multiple income streams from her partnership and less than 12 months of validated Locum invoices, Sarah's application had many different aspects to consider.

Having been let down by other lenders, Sarah's broker called Hodge. The broker knew, as a specialist lender, we have expertise in complex income and manually assess all applications on a case-by-case basis. So, our dedicated BDM eagerly started working to get a complete understanding of Sarah's needs and situation so that we were able to look for a solution. Which we did.

The Hodge Professional Mortgage offers up to 6x LTI, 90% LTVs and considers all validated income streams, including

Locum work whether it's complementing your clients PAYE position or as a main income. We accept applications from self-employed sole traders and will take in earned income accepted up to the age of 75 or planned retirement.

At Hodge, these milestone moments in your client's life are under the care and dedication of our underwriters, experienced in income complexities and assessing each case individually. Our flexible criteria and knowledge of professional income meant we were able to offer Sarah a mortgage within 7 days so she could secure a new home for her and her children for the next chapter in their lives.

### Speak to our team



**0800 138 9109**



**[lendingsupport@hodge.co.uk](mailto:lendingsupport@hodge.co.uk)**



**[hodgebank.co.uk/intermediaries](https://hodgebank.co.uk/intermediaries)**

This is a hypothetical example. It's not an indication of likely or possible benefits or what we think will happen in the future. It's not advice of a recommendation from us.

# Hodge: Here's what you **need to know**

**For more than 50 years, Hodge has helped our customers achieve their financial goals. We've honed our skills and knowledge in all things money, to ensure we create products and processes that work for you and your customers.**

Over the years we've led the way in creating mortgage products to support the older than average borrower. In doing so, we've learned a lot about what consumers want, in the majority of cases that's flexibility from a lender who understands them and the life they lead.

But Hodge is not just for the older borrower, we just happen to be very good at getting to know specialist markets.

By designing products with your customers in mind, it not only allows them to focus on the things which matter to them, but equips you with the solutions to help them get there.

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**Helping our customers achieve their financial goals for more than 50 years**



**Flexibility from a lender who understands your customers and the life they lead**



**Products designed with your customers in mind**

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