



Sunita, age 27

Product: Professional Mortgage

Career: **Junior doctor**

Loan: £166,500

Purpose: **Purchase a home (new build)**

Property Value: **£185,500**

Term: **25 years**

Repayment Type: **Repayment**

Sunita is a 27-year-old junior doctor and in nine weeks will start her second-year rotation. She's found a new build property she wants to buy and has 28 days to exchange contracts with the developer.

She had her rotation confirmation letter and was gifted £25,000 by her family for a deposit, fees and costs of moving. The purchase price of the house she wanted to buy was £185,000.

As Sunita's income is just over £35,000, many lenders haven't been able to help her as affordability was falling short of the £166,500 she needed to borrow to purchase the house. Affordability, the fact she hasn't started her next rotation and also the required 90% loan-to-value on the new build house was additional complexity for most mainstream lenders.

By using our Professional mortgage option, Sunita's application was able to proceed based on a higher loan-to-income of 4.71, and using the rotation income she'd be receiving within a few weeks, with the letter as proof. Because of the dedicated underwriting servicing we give professionals like Sunita, the application proceeded quickly to completion with a minimum of fuss around proof of income.

As a professional, your client has spent many years reaching the current point in their career and we recognise this and can take their occupation into account. They may be in the early stages of their career but will have a clear income trajectory as well as job security and stability.

We specialise in finding mortgage solutions for hard working professionals such as **lawyers, doctors and accountants**.

Speak to our team



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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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