

Aster Group Adverse Credit Policy

SCOPE

- This policy applies to every sale of an Aster Shared Ownership home to a prospective customer.
- The policy applies to both new build and resale homes.
- We will ensure all prospective customers are aware of our policy approach when offering them a Shared Ownership home.
- We will ensure all prospective customers are aware of the policy prior to incurring any costs.

POLICY STATEMENT

Homes England require Aster Group to set out their policy for prospective Shared Ownership customers with adverse credit that are applying to purchase one of the homes on any of Aster Group's development sites or resale properties.

This policy has been developed in line with the Homes England's Capital Funding Guide (CFG).

OUR POLICY

(1) Aster Group will not accept applications if the prospective customer has:

- Missed mortgage payments and/or rent arrears in the last 36 months.
- Been subject to legal proceedings due to unpaid mortgage payments and/or rent arrears.
- Been subject to repossession of a property.

(2) At our discretion, and subject to individual review, Aster will accept applications if the prospective customer has:

- County Court Judgments or registered defaults in the last 36 months, provided these have been satisfied prior to application.
- Entered an Individual Voluntary Arrangement (IVA) and subsequently had their bankruptcy discharged.



Aster Group is our over-arching corporate brand and comprises the following companies and charitable entities registered in England and Wales:
Charitable Registered Societies: Aster Group Limited No: 29573R, Aster Communities No: 31530R, Aster Living No: 29574R, Aster 3 Limited No: 7605, Synergy Housing Limited No: 31447R, East Boro Housing Trust Limited No: 16946R, Central and Cecil Housing Trust No: 27693R, 55 London No: 7884, Charitable Incorporated Organisation: Aster Foundation No: 1198145.

Limited Liability Companies: Aster Homes Limited No: 06424046, Aster LD Limited No: 12341593, Aster Property Limited No: 04628065, Aster Solar Limited No: 09476337, Silbury Housing Limited No: 07276148, Silbury Housing Holdings Limited No: 07273905, Central & Cecil Innovations Limited No: 08904605, Central & Cecil Construction Services Limited No: 08904580, Company Limited by Guarantee: Enham Trust No: 00173199 and Charity No: 211235, Public Limited Company: Aster Treasury PLC No: 08749672.

Registered office for Synergy Housing Limited is Link House, First Floor, 25 West Street, Poole, Dorset, BH15 1LD.

Registered office for East Boro Housing Trust Limited is Faulkner House, 31 West Street, Wimborne, Dorset, BH21 1JS, Registered Office for Enham Trust is Enham Place, Enham Alamein, Andover, Hampshire, SP11 6JS.
Registered office for Central and Cecil Housing Trust, 55 London, Central & Cecil Innovations Limited and Central & Cecil Construction Services Limited is Grace House, 26 Lodge Road, London NW8 7ER.

Registered office for all other businesses is Sarsen Court, Horton Avenue, Devizes, Wiltshire, SN10 2AZ.

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- (3) For the avoidance of doubt, any assessments received that fall under any of the above criteria will be subject to final approval at the discretion of Aster Group's management team.
- (4) Aster Group will assess all mortgage offers from non-high street lenders including (but not limited to) Pepper Money and Together Money, on a case-by-case basis with final approval being at the discretion of Aster Group's management team.
- (5) Aster Group has absolute discretion to decline any mortgage offer if it considers the mortgage product a higher risk. Examples include (but not limited to) any Loan-To-Value higher than 95% (including added on fees), higher than usual interest rates, conversion to an unreasonably high interest rate after the initial rate has expired, and any unreasonable special conditions.

MONITORING AND REVIEW

This policy will be reviewed every 3-months.

RELATED POLICIES AND PROCEDURES

- First come, First served allocations policy
- Surplus income policy

Version date: November 2025



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