

Aster Group Adverse Credit Policy

SCOPE

- This policy applies to every sale of a 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 process prior to incurring any costs.

POLICY STATEMENT

Homes England require Aster Group to set out the process for taking a compliant reservation for the sale of a shared ownership home at any of Aster Group's development sites and resale properties.

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

OUR PROCEDURE

Aster Group will not accept applications if the customer has:

- **Missed mortgage/rent arrears.**

If the default occurred within the last 72 months or the customer is subject to current proceedings due to unpaid mortgage or rent arrears, the application will not be accepted.

- **Unsecured loans with arrears or late payments.**

We'll carry out an individual review at our discretion based on the applicant's circumstances.

- **County Court Judgments or registered defaults in the last 72 months.**

They may be acceptable in the following situations:

- All CCJs/defaults were registered more than six years ago and satisfied prior to mortgage application.
- The CCJs/defaults in aggregate amount to less than £2,000, regardless of date of registration, and were satisfied prior to mortgage application subject to individual assessment.

- **Individual voluntary arrangement (IVA) and discharged bankrupt.**

IVA/bankrupts who have been discharged over 72 months and who have no residual debt may be accepted subject to individual assessment.

- **Repossessions - Not accepted.**

For the avoidance of doubt any assessments received under the above set out criteria points are subject to final approval being at the discretion of Aster Group's management team.

Aster Group will assess all mortgage offers from non-high street lenders on a case-by-case basis with final approval being at the discretion of Aster Group's management team.

Aster Group has absolute discretion to not accept any mortgage offer if it considers the mortgage product a higher risk to Aster Group. Examples include (but not limited to) any LTV 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](#)
- [Resale policy](#)

Created: September 2025