



LANDBAY®

# Product Guide

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2020

## Welcome to Landbay

From first time landlords to professionals growing large portfolios, our aim is to find a buy-to-let mortgage to suit. Thousands of UK brokers have already registered with us.

### Work with us today!

- ✓ Direct access to our underwriting team
- ✓ 100% online broker portal
- ✓ Instant decision in principle



✓ HMOs (to 12 beds)

✓ SPVs, LLPs & Limited Companies

✓ MUFB (to 12 units)

The **Mortgage**  
AWARDS 2019 **WINNER**  
Buy to Let Mortgage Lender of the Year



## Best Buy-to-Let Lender of the Year



We've built a customised digital portal and value the human touch, so our underwriting team review each and every case.

If you need expert advice or to simply check a little detail, we'd love to hear from you.

**Call our team on: 020 7096 2700**

## Landbay's New 2020 Products

### Fixed Products

| Product Type             | Product Code             | Rate  | Max LTV | Product Fee | ERCs  | Reversion Rate | Max Loan Amount |
|--------------------------|--------------------------|-------|---------|-------------|-------|----------------|-----------------|
| Standard<br>2 Year Fixed | LVFB6020050              | 3.39% | 60%     | 1.50%       | 2%/2% | 5.00% + LIBOR  | £1m             |
|                          | LVFB7020051              | 3.44% | 70%     | 1.50%       | 2%/2% | 5.00% + LIBOR  | £1m             |
|                          | LVFB7520052              | 3.64% | 75%     | 1.50%       | 2%/2% | 5.00% + LIBOR  | £750,000        |
| New Build                | LVFB6020059<br>-NewBuild | 3.39% | 60%     | 1.50%       | 2%/2% | 5.00% + LIBOR  | £500,000        |
| New Build                | LVFB7020060<br>-NewBuild | 3.44% | 70%     | 1.50%       | 2%/2% | 5.00% + LIBOR  | £500,000        |

| Product Type             | Product Code             | Rate  | Max LTV | Product Fee | ERCs           | Reversion Rate | Max Loan Amount |
|--------------------------|--------------------------|-------|---------|-------------|----------------|----------------|-----------------|
| Standard<br>5 Year Fixed | LVFE6020053              | 3.75% | 60%     | 1.50%       | 5%/5%/3%/2%/2% | 5.00% + LIBOR  | £1m             |
|                          | LVFE7020054              | 3.80% | 70%     | 1.50%       | 5%/5%/3%/2%/2% | 5.00% + LIBOR  | £1m             |
|                          | LVFE7520055              | 3.85% | 75%     | 1.50%       | 5%/5%/3%/2%/2% | 5.00% + LIBOR  | £750,000        |
| New Build                | LVFE6020061<br>-NewBuild | 3.75% | 60%     | 1.50%       | 5%/5%/3%/2%/2% | 5.00% + LIBOR  | £500,000        |
| New Build                | LVFE7020062<br>-NewBuild | 3.80% | 70%     | 1.50%       | 5%/5%/3%/2%/2% | 5.00% + LIBOR  | £500,000        |

| Product Type                   | Product Code             | Rate  | Max LTV | Product Fee | ERCs  | Reversion Rate | Max Loan Amount |
|--------------------------------|--------------------------|-------|---------|-------------|-------|----------------|-----------------|
| Small HMO/MUFB<br>2 Year Fixed | LHFB6020065              | 3.49% | 60%     | 1.50%       | 2%/2% | 5.00% + LIBOR  | £1m             |
|                                | LHFB7020066              | 3.54% | 70%     | 1.50%       | 2%/2% | 5.00% + LIBOR  | £750,000        |
| New Build                      | LHFB6020071<br>-NewBuild | 3.49% | 60%     | 1.50%       | 2%/2% | 5.00% + LIBOR  | £500,000        |
| New Build                      | LHFB7020072<br>-NewBuild | 3.54% | 70%     | 1.50%       | 2%/2% | 5.00% + LIBOR  | £500,000        |

| Product Type                   | Product Code             | Rate  | Max LTV | Product Fee | ERCs           | Reversion Rate | Max Loan Amount |
|--------------------------------|--------------------------|-------|---------|-------------|----------------|----------------|-----------------|
| Small HMO/MUFB<br>5 Year Fixed | LHFE6020067              | 3.95% | 60%     | 1.50%       | 5%/5%/3%/2%/2% | 5.00% + LIBOR  | £1m             |
|                                | LHFE7020068              | 4.00% | 70%     | 1.50%       | 5%/5%/3%/2%/2% | 5.00% + LIBOR  | £750,000        |
| New Build                      | LHFE6020073<br>-NewBuild | 3.95% | 60%     | 1.50%       | 5%/5%/3%/2%/2% | 5.00% + LIBOR  | £500,000        |
| New Build                      | LHFE7020074<br>-NewBuild | 4.00% | 70%     | 1.50%       | 5%/5%/3%/2%/2% | 5.00% + LIBOR  | £500,000        |

| Product Type                   | Product Code | Rate  | Max LTV | Product Fee | ERCs           | Reversion Rate | Max Loan Amount |
|--------------------------------|--------------|-------|---------|-------------|----------------|----------------|-----------------|
| Large HMO/MUFB<br>2 Year Fixed | LHFB6020077  | 3.89% | 60%     | 2.00%       | 2%/2%          | 5.00% + LIBOR  | £1m             |
| Large HMO/MUFB<br>2 Year Fixed | LHFB7020078  | 3.94% | 70%     | 2.00%       | 2%/2%          | 5.00% + LIBOR  | £750,000        |
| Large HMO/MUFB<br>5 Year Fixed | LHFE6020079  | 4.22% | 60%     | 2.00%       | 5%/5%/3%/2%/2% | 5.00% + LIBOR  | £1m             |
| Large HMO/MUFB<br>5 Year Fixed | LHFE7020080  | 4.27% | 70%     | 2.00%       | 5%/5%/3%/2%/2% | 5.00% + LIBOR  | £750,000        |

No more than 90% of the Market valuation subject to a Restricted Marketing Special Assumption (180 days). Rates detailed within this document are correct as at the date of publication but may be changed without notice.

A large HMO/MUFB will be classed as any property with greater than 6 bedrooms/units.

For intermediary use only.

## Tracker Products

| Product Type     | Product Code             | Rate                     | Max LTV | Product Fee | ERCs | Reversion Rate | Max Loan Amount |
|------------------|--------------------------|--------------------------|---------|-------------|------|----------------|-----------------|
| Standard Tracker | LVTZ6020056              | 3.69%<br>(3.20% + LIBOR) | 60%     | 2.00%       | N/A  | N/A            | £1m             |
|                  | LVTZ7020057              | 3.74%<br>(3.25% + LIBOR) | 70%     | 2.00%       | N/A  | N/A            | £1m             |
|                  | LVTZ7520058              | 3.94%<br>(3.45% + LIBOR) | 75%     | 2.00%       | N/A  | N/A            | £750,000        |
| New Build        | LVTZ6020063<br>-NewBuild | 3.69%<br>(3.20% + LIBOR) | 60%     | 2.00%       | N/A  | N/A            | £500,000        |
| New Build        | LVTZ7020064<br>-NewBuild | 3.74%<br>(3.25% + LIBOR) | 70%     | 2.00%       | N/A  | N/A            | £500,000        |

| Product Type           | Product Code             | Rate                     | Max LTV | Product Fee | ERCs | Reversion Rate | Max Loan Amount |
|------------------------|--------------------------|--------------------------|---------|-------------|------|----------------|-----------------|
| Small HMO/MUFB Tracker | LHTZ6020069              | 3.85%<br>(3.36% + LIBOR) | 60%     | 2.00%       | N/A  | N/A            | £1m             |
|                        | LHTZ7020070              | 3.90%<br>(3.41% + LIBOR) | 70%     | 2.00%       | N/A  | N/A            | £750,000        |
| New Build              | LHTZ6020075<br>-NewBuild | 3.85%<br>(3.36% + LIBOR) | 60%     | 2.00%       | N/A  | N/A            | £500,000        |
| New Build              | LHTZ7020076<br>-NewBuild | 3.90%<br>(3.41% + LIBOR) | 70%     | 2.00%       | N/A  | N/A            | £500,000        |

| Product Type           | Product Code | Rate                     | Max LTV | Product Fee | ERCs | Reversion Rate | Max Loan Amount |
|------------------------|--------------|--------------------------|---------|-------------|------|----------------|-----------------|
| Large HMO/MUFB Tracker | LHTZ6020081  | 4.07%<br>(3.58% + LIBOR) | 60%     | 2.00%       | N/A  | N/A            | £1m             |
|                        | LHTZ7020082  | 4.12%<br>(3.63% + LIBOR) | 70%     | 2.00%       | N/A  | N/A            | £750,000        |

3 months LIBOR repriced on a quarterly basis. Last repriced as of 1st April 2020 at 0.49%. No more than 90% of the Market valuation subject to a Restricted Marketing Special Assumption (180 days). Rates detailed within this document are correct as at the date of publication but may be changed without notice.

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## ICR rules for 2 year fixed rate and tracker rate products stressed at 5.50%:

|                               | Standard | HMO/MUFB | First Time Landlord/Buyer | Above/Adjacent Commercial |
|-------------------------------|----------|----------|---------------------------|---------------------------|
| Individual                    | 140%     | 140%     | 140%                      | 140%                      |
| Limited Company               | 125%     | 125%     | 125%                      | 125%                      |
| Limited Liability Partnership | 125%     | 125%     | 125%                      | 125%                      |

## ICR rules for 5 year fixed rate products stressed at pay rate:

|                               | Standard | HMO/MUFB | First Time Landlord/Buyer | Above/Adjacent Commercial |
|-------------------------------|----------|----------|---------------------------|---------------------------|
| Individual                    | 140%     | 140%     | 140%                      | 140%                      |
| Limited Company               | 125%     | 130%     | 135%                      | 130%                      |
| Limited Liability Partnership | 125%     | 130%     | 135%                      | 130%                      |

Where the application meets more than one of the above stress rates, the higher stress rate will apply. The underlying affordability of the background portfolio for an application will be considered against a minimum underlying ICR rate of 125% @ 5.00%.

However, Landbay may consider cases that fail initial minimum coverage ratio (above) if it is indicated appropriate to do so by using an affordability model. The Landbay affordability model will take into account a number of elements including other income.

## Application Fees

### General

Upon a successful decision in principal (DIP) the fees below will need to be paid to progress the case.

| Property Value        | Standard               | Small HMO               | Large HMO/All MUFBs     |
|-----------------------|------------------------|-------------------------|-------------------------|
| Up to £150,000        | £230 (+£150 admin fee) | £550 (+£150 admin fee)  | £875 (+£150 admin fee)  |
| £150,001 - £200,000   | £255 (+£150 admin fee) | £580 (+£150 admin fee)  | £875 (+£150 admin fee)  |
| £200,001 - £250,000   | £285 (+£150 admin fee) | £580 (+£150 admin fee)  | £950 (+£150 admin fee)  |
| £250,001 - £300,000   | £340 (+£150 admin fee) | £580 (+£150 admin fee)  | £1025 (+£150 admin fee) |
| £300,001 - £400,000   | £395 (+£150 admin fee) | £650 (+£150 admin fee)  | £1200 (+£150 admin fee) |
| £400,001 - £500,000   | £450 (+£150 admin fee) | £750 (+£150 admin fee)  | £1325 (+£150 admin fee) |
| £500,001 - £600,000   | £510 (+£150 admin fee) | £790 (+£150 admin fee)  | £1450 (+£150 admin fee) |
| £600,001 - £700,000   | £560 (+£150 admin fee) | £860 (+£150 admin fee)  | £1575 (+£150 admin fee) |
| £700,001 - £800,000   | £640 (+£150 admin fee) | £930 (+£150 admin fee)  | £1700 (+£150 admin fee) |
| £800,001 - £900,000   | £700 (+£150 admin fee) | £1000 (+£150 admin fee) | £1825 (+£150 admin fee) |
| £900,001 - £1,000,000 | £790 (+£150 admin fee) | £1090 (+£150 admin fee) | £1950 (+£150 admin fee) |
| Over £1,000,000       | Quote                  | Quote                   | Quote                   |

Rates detailed within this document are correct as at the date of publication but maybe changed without notice. Please note the administration fee is non-refundable.

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**LANDBAY<sup>®</sup>**

Call our team on

**020 7096 2700**

Or go to [www.landbay.co.uk/intermediaries](http://www.landbay.co.uk/intermediaries)  
to register [enquiries@landbay.co.uk](mailto:enquiries@landbay.co.uk)