

## Application Criteria

- Min. Age 21
- Max. Age 85 at End of Term
- Max. Age 95 at End of Term for limited companies
- Up to 4 Applicants
- Non owner occupier (must be a landlord)
- £15,000 Income – Combined – for landlords with greater than 24 months exp. (£25k if less than)

## Portfolio Landlords Exposure:

- Unlimited background exposure
- Background Rental Stress – 125% @ 5% (No LTV Limits)

## Loan Criteria

- Interest Only
- Term 5yrs – 30yrs
- Max. Loan up to 70% LTV – £1,500,000
- Max. Loan up to 75% LTV – £1,000,000
- Min. Loan amount – £30,000
- Max. Total Borrowing with Landbay – £5m
- Lease term 55yrs – at end of mortgage

## Standard Property

- Min. Property Value: Single Dwelling – £75,000
- England & Wales
- New Build Max. LTV 75%
- New build Max. loan – £750,000
- Ex Local Authority Property considered
- Flats – No restriction on number of storeys (over 5 must have a lift)

## Limited Companies

- SPV Ltd Co – Day 1 set up accepted
- Ltd Co's & LLP must be registered in UK
- Max. 4 Directors/Applicants
- All Directors regardless of shareholding must be subject to mortgage
- Any Shareholder of 25% or more must be subject to mortgage, any shareholder below 25% doesn't have to be subject to mortgage
- PG's required from all Directors, also from Shareholders with over 25% shares
- Max. age at End of Term 95
- No floating charges or debentures
- Property Rental SIC Code required
- Layered Ltd Co's by exception
- Ltd Co to Ltd Co purchases considered



Specialist lending criteria



Instant decision in principle



Direct access to underwriters

## HMO's – Houses of Multiple Occupation

- Min. Property Value £75,000 in qualifying areas
- Max. Loan up to 70% LTV – £1,500,000
- Max. Loan up to 75% LTV – £1,000,000
- Up to 12 bed HMO's
- Up to 6 bed HMO – Max. LTV 75%\*
- 7 – 12 bed HMO Max. LTV 70%\*
- Investment valuations
- Student lets considered
- 12 months landlord experience

## MUFB – Multi Unit Freehold Blocks

- Min. Property Value £120,000
- Max. Loan up to 70% LTV – £1,500,000
- Max. Loan up to 75% LTV – £1,000,000
- Up to 12 Units
- Up to 6 unit MUFB – Max. LTV 75%\*
- 7 – 12 unit MUFB – Max. LTV 70%\*
- No Min. Value per unit
- 25sqm Min. per unit
- Utilities must be split
- 12 months landlord experience

## Criteria Highlights

- Day 1 Remortgage
- 5 year fixed rates calculated at payrate
- All tracker products have no ERC's
- Inter Family Sales including gifted equity considered
- Capital Raise accepted including business purposes (excludes gambling or tax debts)
- Corporate lets accepted
- Direct access to underwriters
- Solicitor panel via Lender Exchange

All mortgage applications are subject to regional risk limits

\*No more than 90% of the Market valuation subject to a Restricted Marketing Special Assumption (180 days)