

### 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 65% LTV – £2,000,000
- Max. Loan up to 70% LTV – £1,500,000
- Max. Loan up to 75% LTV – £1,000,000
- Max. Loan up to 80% LTV – £750,000
- Min. Loan amount – £30,000
- Max. Total Borrowing with Landbay – £5m
- Lease term 55yrs – at end of mortgage

### Legal Requirements

- Solicitor panel managed by Lender Exchange
- Free title indemnity insurance – remortgages for qualifying standard properties and HMOs

### Standard Property

- Minimum property value from £65,000
- England & Wales
- New Build Max. LTV 75%
- New build Max. loan – £750,000
- Ex Local Authority Property considered
- Above or adjacent to commercial considered up to 75% LTV

### Limited Companies

- SPV Ltd Co – Day 1 set up accepted
- Trading limited compaines considered
- 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 95 if at least one director is under 85 at End of Term
- 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
- Small HMO (Up to 6 bed) – Max. LTV 75%\*
- Large HMO (7 – 12 bed) – Max. LTV 75%\*
- 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
- Small MUFB (up to 6 unit) – Max. LTV 75%\*
- Large MUFB (7 – 12 unit)– Max. LTV 75%\*
- 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

### Special Edition Criteria

#### Applies to Special Edition products only

- Minimum property value – £120,000
- Maximum property Value – £2,000,000
- Special Edition maximum borrowing – £1,500,000
- Excludes properties above or adjacent to commercial premises (applies to flats & houses)
- Excludes Listed Buildings
- Excludes converted commercial premises
- Excludes Ex-Local Authority properties
- Excludes MUFBs
- Minimum lease of 85 Years at completion

For circumstances not listed standard criteria applies.

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)

# Lending Criteria Highlights

## Non-portfolio

### Application Criteria

- Min. Age 21
- Max. Age 85 at End of Term
- Max. Age 95 at End of Term for limited companies
- Up to 2 Applicants
- Non owner occupier (must be a landlord)
- £25,000 minimum Income – Combined

### Loan Criteria

- Maximum three properties in portfolio at time of underwriting
- Interest Only
- Term 5yrs – 30yrs
- Max. Loan up to 75% LTV – £1,000,000
- Min. Loan amount – £100,000
- Lease term 55yrs – at end of mortgage

### Standard Property

- England & Wales
- No Ex Local Authority Property
- No HMOs, MUFBs or New Builds
- Excludes properties above or adjacent to commercial premises (applies to flats & houses)

### Criteria Highlights

- Day 1 Remortgage
- 5 year fixed rates calculated at payrate
- Capital Raise accepted including business purposes (excludes gambling or tax debts)
- Corporate lets accepted

### Limited Companies

- SPV Ltd Co – Day 1 set up accepted
- Ltd Co's & LLP must be registered in UK
- Max. 2 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 95 if at least one director is under 85 at End of Term
- No floating charges or debentures
- Property Rental SIC Code required
- Layered Ltd Co's by exception

### Legal Requirements

- Solicitor panel managed by Lender Exchange
- Free title indemnity insurance – remortgages for qualifying standard properties