



LANDBAY®

# Product Guide

October 2020

## Welcome to Landbay

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

### 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 Mortgage Lender

## 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**

## Special Edition Products

### Standard Properties

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Max Loan Amount
Standard 2 Year Fixed	LVFB6020377	2.95%	60%	1.50%	2%/2%	5.00% + BBR	£1m
	LVFB7020378	3.09%	70%	1.50%	2%/2%	5.00% + BBR	£1m

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Max Loan Amount
Standard 5 Year Fixed	LVFE6020379	3.35%	60%	1.50%	5%/5%/3%/2%/2%	5.00% + BBR	£1m
	LVFE7020380	3.45%	70%	1.50%	5%/5%/3%/2%/2%	5.00% + BBR	£1m

### New Build Properties

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Max Loan Amount
New Build 2 Year Fixed	LVFB6020381 -NewBuild	3.09%	60%	1.50%	2%/2%	5.00% + BBR	£500k
New Build 5 Year Fixed	LVFE6020382 -NewBuild	3.35%	60%	1.50%	5%/5%/3%/2%/2%	5.00% + BBR	£500k

### Special Edition Criteria

- Applies to Special Edition products only
- Minimum property value - £120,000
- Maximum property value - £2,000,000
- Minimum lease of 85 Years at completion
- Exclusions: Properties above or adjacent to commercial premises (applies to flats & houses), listed buildings, converted commercial premises, ex-local authority properties, MUFBs and new builds
- All mortgage applications are subject to regional risk limits

For circumstances not listed, standard criteria applies.

## October 2020 Products

### Fixed Products

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Max Loan Amount
Standard 2 Year Fixed	LVFB6020342	3.19%	60%	1.75%	2%/2%	5.00% + BBR	£1.5m
	LVFB7020343	3.29%	70%	1.75%	2%/2%	5.00% + BBR	£750,000
	LVFB7020344	3.35%	70%	1.75%	2%/2%	5.00% + BBR	£1.5m
	LVFB7520345	3.39%	75%	1.75%	2%/2%	5.00% + BBR	£750,000
	LVFB7520346	3.49%	75%	1.75%	2%/2%	5.00% + BBR	£1m
New Build	LVFB6020355 -NewBuild	3.39%	60%	1.50%	2%/2%	5.00% + BBR	£750,000
New Build	LVFB7520356 -NewBuild	3.54%	75%	1.50%	2%/2%	5.00% + BBR	£750,000

### Limited Edition Free Valuation

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Max Loan Amount
Standard 5 Year Fixed	LVFE7520352- FV	3.65%	75%	1.75%	5%/5%/3%/2%/2%	5.00% + BBR	£525,000*

\*Max property value £700k

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Max Loan Amount
Standard 5 Year Fixed	LVFE6020347	3.49%	60%	1.50%	5%/5%/3%/2%/2%	5.00% + BBR	£1.5m
	LVFE7020348	3.55%	70%	1.50%	5%/5%/3%/2%/2%	5.00% + BBR	£750,000
	LVFE7020349	3.55%	70%	1.75%	5%/5%/3%/2%/2%	5.00% + BBR	£1.5m
	LVFE7520350	3.65%	75%	1.50%	5%/5%/3%/2%/2%	5.00% + BBR	£750,000
	LVFE7520351	3.65%	75%	1.75%	5%/5%/3%/2%/2%	5.00% + BBR	£1m
New Build	LVFE6020357 -NewBuild	3.54%	60%	1.50%	5%/5%/3%/2%/2%	5.00% + BBR	£750,000
New Build	LVFE7520358 -NewBuild	3.74%	75%	1.50%	5%/5%/3%/2%/2%	5.00% + BBR	£750,000

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Max Loan Amount
Small HMO/MUFB 2 Year Fixed	LHFB7020361	3.49%	70%	1.75%	2%/2%	5.00% + BBR	£1.5m
	LHFB7520362	3.59%	75%	1.75%	2%/2%	5.00% + BBR	£1m
New Build	LHFB6020367 -NewBuild	3.49%	60%	1.75%	2%/2%	5.00% + BBR	£750,000
New Build	LHFB7520368 -NewBuild	3.69%	75%	1.75%	2%/2%	5.00% + BBR	£750,000

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Max Loan Amount
Small HMO/MUFB 5 Year Fixed	LHFE7020363	3.84%	70%	2.00%	5%/5%/3%/2%/2%	5.00% + BBR	£1.5m
	LHFE7520364	3.94%	75%	2.00%	5%/5%/3%/2%/2%	5.00% + BBR	£1m
New Build	LHFE6020369 -NewBuild	3.84%	60%	2.00%	5%/5%/3%/2%/2%	5.00% + BBR	£750,000
New Build	LHFE7520370 -NewBuild	3.99%	75%	2.00%	5%/5%/3%/2%/2%	5.00% + BBR	£750,000

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Max Loan Amount
Large HMO/MUFB 2 Year Fixed	LHFB7020373	3.85%	70%	2.00%	2%/2%	5.00% + BBR	£1.5m
Large HMO/MUFB 5 Year Fixed	LHFE7020374	4.25%	70%	2.00%	5%/5%/3%/2%/2%	5.00% + BBR	£1.5m

A large HMO/MUFB will be classed as any property with greater than 6 bedrooms/units. The amount advanced will be no more than 90% of the Market valuation subject to a Restricted Marketing Special Assumption (180 days).

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## Tracker Products

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Max Loan Amount
Standard Tracker	LVTZ6020353	3.30% (3.20% + BBR)	60%	2.00%	N/A	N/A	£1.5m
	LVTZ7520354	3.55% (3.45% + BBR)	75%	2.00%	N/A	N/A	£1.5m @70% £1.0m @75%
New Build	LVTZ6020359 -NewBuild	3.30% (3.20% + BBR)	60%	2.00%	N/A	N/A	£750,000
New Build	LVTZ7520360 -NewBuild	3.55% (3.45% + BBR)	75%	2.00%	N/A	N/A	£750,000

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Max Loan Amount
Small HMO/MUFB Tracker	LHTZ6020365	3.45% (3.35% + BBR)	60%	2.00%	N/A	N/A	£1.5m
	LHTZ7520366	3.55% (3.45% + BBR)	75%	2.00%	N/A	N/A	£1.5m @70% £1.0m @75%
New Build	LHTZ6020371 -NewBuild	3.45% (3.35% + BBR)	60%	2.00%	N/A	N/A	£750,000
New Build	LHTZ7520372 -NewBuild	3.55% (3.45% + BBR)	75%	2.00%	N/A	N/A	£750,000

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Max Loan Amount
Large HMO/MUFB Tracker	LHTZ6020375	4.05% (3.95% + BBR)	60%	2.00%	N/A	N/A	£1.5m
	LHTZ7020376	4.10% (4.00% + BBR)	70%	2.00%	N/A	N/A	£1.5m

A large HMO/MUFB will be classed as any property with greater than 6 bedrooms/units. The amount advanced will be no more than 90% of the Market valuation subject to a Restricted Marketing Special Assumption (180 days).

BBR last repriced as of 1st October 2020 at 0.10% (there is a 0.10% floor rate for BBR). 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%.

## 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

All mortgage applications are subject to regional risk limits.

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)