

Key Criteria

Application Criteria

Application Fee (non-refundable)	£150.
Age	21 years at inception to 85 years at end of term.
Maximum Number of Applicants	4.
Location	England & Wales.
Minimum Income	£25,000 across all applicants.
Minimum Standard Valuation	£80,000.
First Time Buyers	Minimum income £85,000 and must be employed.

Loan Criteria

Purpose	Purchase / Remortgage.
Repayment Type	Interest Only.
Term	5 – 30 years.
Monthly Rental Cover	Rental Income calculated at the lower of the current rent or valuers rental figure provided on the valuation report.
Loan Size	Minimum: £50,000 Maximum: £2,000,000* *may vary dependent on product.
Capital Raise	Any legal purpose except gambling debts and tax bills.

HMO Criteria

Minimum Valuation	£120,000.
Maximum Rooms	Up to 15.
Small HMO Product and Valuation Type	2 – 6 Bedrooms + Small HMO Valuation (Investment Valuation).
Large HMO Product and Valuation Type	7 – 15 Bedrooms + Large HMO Valuation (Commercial Valuation).
First Time Landlord	No, a minimum of 12 months current landlords experience required or at least one applicant not be FTL.

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MUFB Criteria	
Minimum Valuation	£120,000
Maximum Units	Up to 10.
Minimum Unit Size	25sqm.
Utilities / Other	All units must be fully self-contained and serviced by their own utilities' suppliers.
Small HMO Product and Valuation Type	2 – 6 Units
Large MUFB Product and Valuation Type	7 – 10 Units + MUFB Valuation (Commercial Valuation).
First Time Landlord	No, a minimum of 12 months current landlords experience required or at least one applicant not be FTL.

Limited Company Criteria	
Trading Limited Company	Accepted – Minimum 2 years trading – Subject to personal guarantees on a joint and several liability.
SPV Limited Company	Accepted – Day 1 set up – Subject to personal guarantees on a joint and several liability basis.
Limited Liability	Accepted – Subject to personal guarantees on a joint and several liability basis.
Acceptable SIC codes	68100 – 68209 – 68320.
Limited Company	Must be UK registered on Companies House.

Portfolio Landlord Criteria	
Landbay Portfolio Size	Accepted – Minimum 2 years trading – Subject to personal guarantees on a joint and several liability.
Background Portfolio	Accepted – Day 1 set up – Subject to personal guarantees on a joint and several liability.