



Buy to Let Product & Criteria Guide

September 2022

FOR INTERMEDIARIES ONLY



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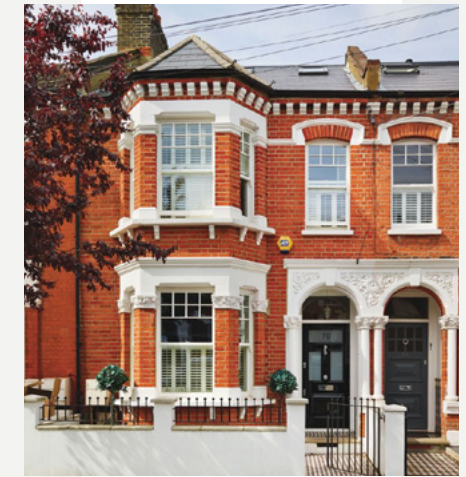
Applicants

Acceptable Borrowers

- › Individuals
- › LTD companies including SPVs and LLPs
- › We can lend to trusts (at the underwriter's discretion)
- › UK, Channel Islands, Gibraltar and Isle of Man registered entities
- › We can lend to first time landlords, as long as they are not also a first time buyer
- › Resident and non-resident Ex-Pats and Foreign Nationals

Ex-Pats and Foreign Nationals

- › Maximum loan size £2.5m at 65% LTV
- › No restriction on country of residence for Ex-Pats
- › An established financial history in the UK is a must for us
- › Borrowers should be employed by a traceable company and have a minimum income of £75k
- › **Acceptable Nationalities:**
All expected countries as well as China, India, Israel, South Africa***



i Good to know

Loan Size
Min loan £100k
Max loan £3m*

Borrowers
Up to 6 per application*

Age
Min age 25
Max age 80**

We look at transactions with a "can do" mentality, and underwrite each case manually on its own merits. As such, a strong background portfolio can be used to support applications where necessary.

Please do **get in touch** if you are unsure about any of the above criteria.

* Per asset, £10m per borrower.

**At least one borrower to be over the age of 25 at the time of application, or at least one applicant to be under the age of 80 at the time of application. The maximum age we accept at the end of the term is 100 years old.

*** Foreign National applications are subject to a 0.25% rate loading to published rate.



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Property Criteria

Acceptable Properties

- › Residential property in England and Wales
- › £10m single unit maximum
- › Freehold houses up to 8 bedrooms
- › HMOs up to 8 bedrooms
- › Leasehold flats
- › Multi-unit Freehold or Leasehold blocks*
- › New build flats or houses
- › Ex-Local Authority
- › Residential property above commercial

Applicable ICR

For purchases and capital raising

- › Individuals 125% - 145%
- › Limited Companies & LLPs 125%
- › HMOs - All stressed at 150%
- › PD - Stressed at 160%

- › All of the above at the higher of 5.5% or payrate + 2%



Unacceptable situations

We appreciate you thinking of us, but there are some situations we just cannot consider.

- | | |
|---|---|
| › Politically exposed foreign nationals | › Live-work units |
| › Imprisoned borrowers | › Flats above public houses, bars or nightclubs |
| › Borrowers with diplomatic immunity | › Grade 1 listed properties |
| › Foreign embassy staff | › Properties with more than 3 acres of land |
| › Properties with more than 8 bedrooms | › Retirement or sheltered accommodation |
| › Diplomatic Agents | › Non-standard construction |

i Good to know

Portfolio
No limit on portfolio size

MUFBs
No limit on the number of units

We'll consider
Holiday lets

* Min 60 years unexpired at end of term. No onerous or escalating ground rent/service charges.



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Products | Buy to Let

INDIVIDUALS | LTD COs | EX-PATS | FNs | CBTL

3M SONIA 2.45% as of 1st of September 2022

Tracker

Product Name	Initial Rate	Reversion Rate	Max LTV	Min Loan Size	Max Loan Size	Ex-Pats Min Loan Size	Ex-Pats Max Loan Size	Foreign Nationals Min Loan Size	Foreign Nationals Max Loan Size	ERCs	Arrangement Fee
2 YEAR TRACKER BTL	3M SONIA + 2.25%	3M SONIA + 4.79%	75%	£100,000	£2,000,000	£100,000	£2,000,000	£350,000 (at 65%)	£2,500,000 (at 65%)	None	1.50%
2 YEAR TRACKER HMO	3M SONIA + 2.25%	3M SONIA + 4.79%	75%	£100,000	£2,000,000	£100,000	£2,000,000	£350,000 (at 65%)	£2,500,000 (at 65%)	None	1.50%
2 YEAR TRACKER MUFB	3M SONIA + 2.25%	3M SONIA + 4.79%	75%	£100,000	£2,000,000	£100,000	£2,000,000	£350,000 (at 65%)	£2,500,000 (at 65%)	None	1.50%
2 YEAR TRACKER 65% LTV	3M SONIA + 2.25%	3M SONIA + 4.79%	65%	£2,000,000	£3,000,000	£2,000,000	£2,500,000	£2,000,000	£2,500,000	None	1.50%

Bridge Exit

Product Name	Initial Rate	Reversion Rate	Max LTV	Min Loan Size	Max Loan Size	Ex-Pats Min Loan Size	Ex-Pats Max Loan Size	Foreign Nationals Min Loan Size	Foreign Nationals Max Loan Size	ERCs	Arrangement Fee
2 YEAR TRACKER Bridge Exit	3M SONIA + 2.25%	3M SONIA + 4.79%	75%	£100,000	£2,000,000	£100,000	£2,000,000	£350,000 (at 65%)	£2,500,000 (at 65%)	None	0% (NO PROC)

Holiday Let

Product Name	Initial Rate	Reversion Rate	Max LTV	Min Loan Size	Max Loan Size	Ex-Pats Min Loan Size	Ex-Pats Max Loan Size	Foreign Nationals Min Loan Size	Foreign Nationals Max Loan Size	ERCs	Arrangement Fee
2 YEAR TRACKER Holiday Let	3M SONIA + 2.75%	3M SONIA + 4.79%	75%	£100,000	£1,500,000	£100,000	£1,500,000	£350,000 (at 65%)	£1,500,000 (at 65%)	None	2.00%



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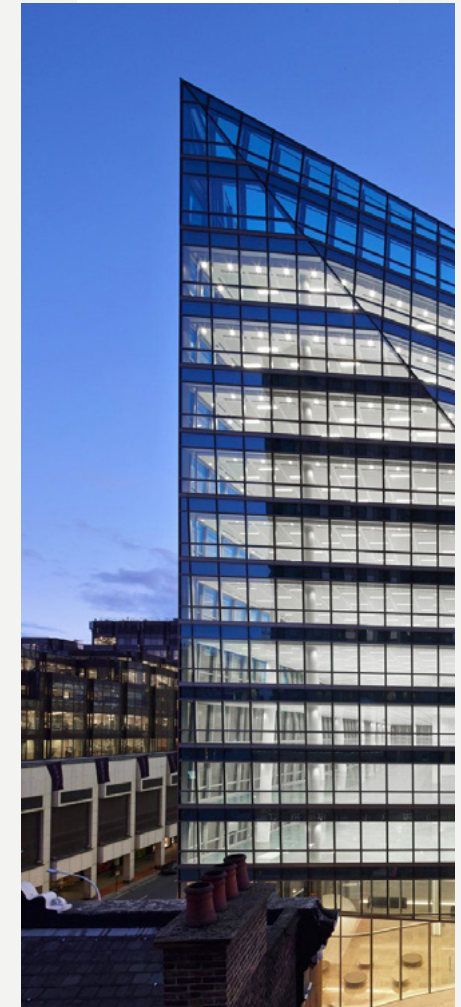
Valuation Fees

Standard Properties

Purchase Price	Fee*
£100,000	£260
£150,000	£290
£200,000	£310
£300,000	£350
£400,000	£420
£500,000	£460
£600,000	£585
£700,000	£695
£800,000	£780
£900,000	£810
£1,000,000	£970
£1,500,000	£1,325
£2,000,000	£1,725
£2,500,000	£2,025
£3,000,000	£2,325
£3,500,000	£2,825
£4,000,000	£3,225
£4,500,000	£3,525
£5,000,000	£3,825
ABOVE	BY ARRANGEMENT

Specialist Properties

Purchase Price	Fee*
Up to - £150,000	£355
£150,001 - £200,000	£380
£200,001 - £250,000	£410
£250,001 - £300,000	£465
£300,001 - £400,000	£520
£400,001 - £500,000	£575
£500,001 - £600,000	£635
£600,001 - £700,000	£685
£700,001 - £800,000	£765
£800,001 - £900,000	£825
£900,001 - £1,000,000	£915
£1,000,001 - £1,200,000	£1,020
£1,200,001 - £1,400,000	£1,175
£1,400,001 - £1,600,000	£1,330
£1,600,001 - £1,800,000	£1,535
£1,800,001 - £2,000,000	£1,795
£2,000,001 - £3,000,000	BY ARRANGEMENT
£3,000,001 - £4,000,000	BY ARRANGEMENT
£4,000,001 - £5,000,000	BY ARRANGEMENT
ABOVE	BY ARRANGEMENT



* Fees are inclusive of VAT. We'll discuss the most appropriate valuation route by asset type, when the application is submitted.



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Talk to us

Our highly experienced sales team are empowered to make decisions quickly.

Please don't hesitate to get in touch if you would like to discuss a case, or any of the criteria in this guide.



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