

Can do.

# Buy-to-Let Product & Criteria Guide

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INTERMEDIARY USE ONLY 0

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# **Standard Properties - 2 Year Products**

y Informatio	on	Product Type	Max LTV	Initial Rate	Arrangement Fee	Loan Size
			70%	4.04%	5.00%	£100k to £500l
lin loan	£100,000		75%	5.04%	3.00%	£100k to £500l
			75%	5.54%	2.00%	£100k to £500k
RCs	2%/2%		70%	4.14%	5.00%	£500k to £1.5m
Stress Rate			75%	5.14%	3.00%	£500k to £1.5n
	The higher of payrate + 1% or 5.50%		75%	5.64%	2.00%	£500k to £1.5n
		2 Year Fixed	70%	4.24%	5.00%	£1.5m to £2m
			75%	5.24%	3.00%	£1.5m to £2m
			75%	5.74%	2.00%	£1.5m to £2m
			65%	4.39%	5.00%	£2m to £3m
Reversion Rate 3M SONIA + 4.79%			65%	5.39%	3.00%	£2m to £3m
			65%	5.89%	2.00%	£2m to £3m

Ex-Pat Rates + 0.25% No restrictions on country of residence or currency

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#### 2NA SONILA 4 650/ as of 2nd of Docomber 2024

**Foreign National Rates + 0.50%** Non-UK residents 65% max LTV. Min Ioan £350,000





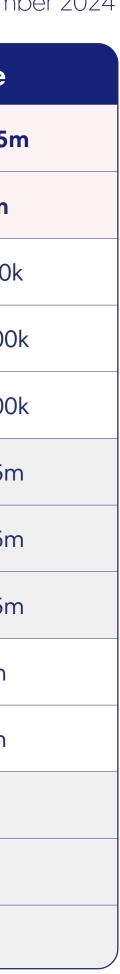
# **Standard Properties - 5 Year Products**

Key Informatio	n	Product Type	Max LTV	Initial Rate	Arrangement Fee	Loan Size
		Special Products	70%	4.61%	7.00%	£100k to £1.5m
Min loan	£100,000	Special Products	75%	5.54%	5.00%	£100k to £4m
			70%	5.19%	5.00%	£100k to £500k
ERCs	5%/4%/3%/2%/2%		75%	5.59%	3.00%	£100k to £500k
			75%	5.79%	2.00%	£100k to £500k
Stress Rate	Payrate		70%	5.34%	5.00%	£500k to £1.5m
		5 Year Fixed	75%	5.74%	3.00%	£500k to £1.5m
			75%	5.94%	2.00%	£500k to £1.5m
			75%	5.94%	3.00%	£1.5m to £4m
			75%	6.14%	2.00%	£1.5m to £4m
			65%	5.84%	5.00%	£4m to £5m
<b>Reversion Rate</b> 3M SONIA + 4.79%			65%	6.24%	3.00%	£4m to £5m
			65%	6.44%	2.00%	£4m to £5m

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#### 3M SONIA 4.65% as of 2nd of December 2024







# HMO and MUFB - 2 Year Products

Informatio	on	Product Type	Max LTV	Initial Rate	Arrangement Fee	Loan Size
			70%	4.24%	5.00%	£100k to £500k
\in loan	£100,000		75%	5.24%	3.00%	£100k to £500k
RCs	2%/2%		75%	5.74%	2.00%	£100k to £500k
LICO			70%	4.34%	5.00%	£500k to £1.5m
Stress Rate	The higher of payrate + 1% or 5.50%		75%	5.34%	3.00%	£500k to £1.5m
		2 Year Fixed	75%	5.84%	2.00%	£500k to £1.5n
			75%	5.44%	3.00%	£1.5m to £2m
			75%	5.94%	2.00%	£1.5m to £2m
			65%	4.44%	5.00%	£2m to £3m
Reversion Rate 3M SONIA + 4.79%			65%	5.44%	3.00%	£2m to £3m
			65%	5.94%	2.00%	£2m to £3m

Ex-Pat Rates + 0.25% No restrictions on country of residence or currency

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**Foreign National Rates + 0.50%** Non-UK residents 65% max LTV. Min Ioan £350,000





# HMO and MUFB - 5 Year Products

Informatio	n	Product Type	Max LTV	Initial Rate	Arrangement Fee	Loan Size
		Special Product	75%	5.69%	5.00%	£100k to £2m
loan	£100,000		70%	5.39%	5.00%	£100k to £500
			75%	5.79%	3.00%	£100k to £500
	5%/4%/3%/2%/2%		75%	5.99%	2.00%	£100k to £500
			70%	5.54%	5.00%	£500k to £1.5
Rate	Payrate		75%	5.94%	3.00%	£500k to £1.5
e		5 Year Fixed	75%	6.14%	2.00%	£500k to £1.5
			75%	6.09%	3.00%	£1.5m to £2m
		75%	6.29%	2.00%	£1.5m to £2m	
			70%	6.09%	3.00%	£2m to £4m
			70%	6.29%	2.00%	£2m to £4m
			65%	5.89%	5.00%	£4m to £5m
Reversion Rate 3M SONIA + 4.79%			65%	6.29%	3.00%	£4m to £5m
			65%	6.49%	2.00%	£4m to £5m

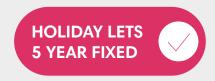
Ex-Pat Rates + 0.25% No restrictions on country of residence or currency

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#### 3M SONIA 4.65% as of 2nd of December 2024

# n





# Holiday Lets

Key Information		Product Type	Max LTV	Initial Rate	Arrangement Fee	Loan Size
Min loan	£100,000		75%	5.90%	5.00%	Up to £3M
Stress Rate	Payrate	5 Year Fixed	75%	6.40%	2.50%	Up to £3M
ERCs	5%/4%/3%/2%/2%					
Reversio	on Rate 3M SONIA + 4.79%					

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**Ex-Pat Rates + 0.25%** No restrictions on country of residence or currency

#### 3M SONIA 4.65% as of 2nd of December 2024

**Foreign National Rates + 0.50%** Non-UK residents 65% max LTV. Min Ioan £350,000



# **Product Transfers**

Product Transfer Process

O1 → O2 Dupl
and
prod
number in our online portal.

Duplicate th and select t product from Transfer Ran

All Product Transfer rates are the same as New Business rates across all asset and borrower types.

## **Capital Raising**

- ✓ Full proc fee
- Physical valuation required
- 2-year products stressed at the higher of payre
- ✓ 5-year products stressed at payrate

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the application the desired om our ange.	If you do not know the original application number, you can start a new application and select "Product Transfer" from the drop down.	Process your Transfer up to 8 weeks prior to rate expiry for a seamless switch when the existing rate expires.
	Pound-For-Pound	
rate + 1% or 5.50%	<ul> <li>Full proc fee</li> <li>No physical valuation required</li> <li>2-year products stressed at the</li> </ul>	

✓ 5-year products stressed at **payrate** 



# **Bridge Exits**

Bridge Exit products are the same as New Business products with:

# **0.1%** reduction on rate

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# **FULL** proc fee



# Valuations

You can instruct valuations on our behalf as VAS manage the instruction process, meaning you can instruct asset valuations at any point in the process and at a time that is convenient to you, your borrower and the transaction in hand.

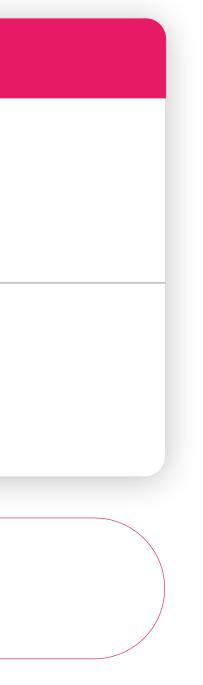
If you are already registered with VAS Panel for other lenders, you do not need to do anything - simply instruct when you are ready to do so.

Asset	Fee
Single asset and HMO properties (6 beds max) of up to £2M in value	VAS fee scale on a short-form basis
All MUFBs and assets greater than £2M in value and HMOs with more than 6 beds	VAS will quote on a long-form basis

Application fees: £150 per application. Upon submission we will send you an email with details of how to pay this application fee.

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If you are not registered with VAS:

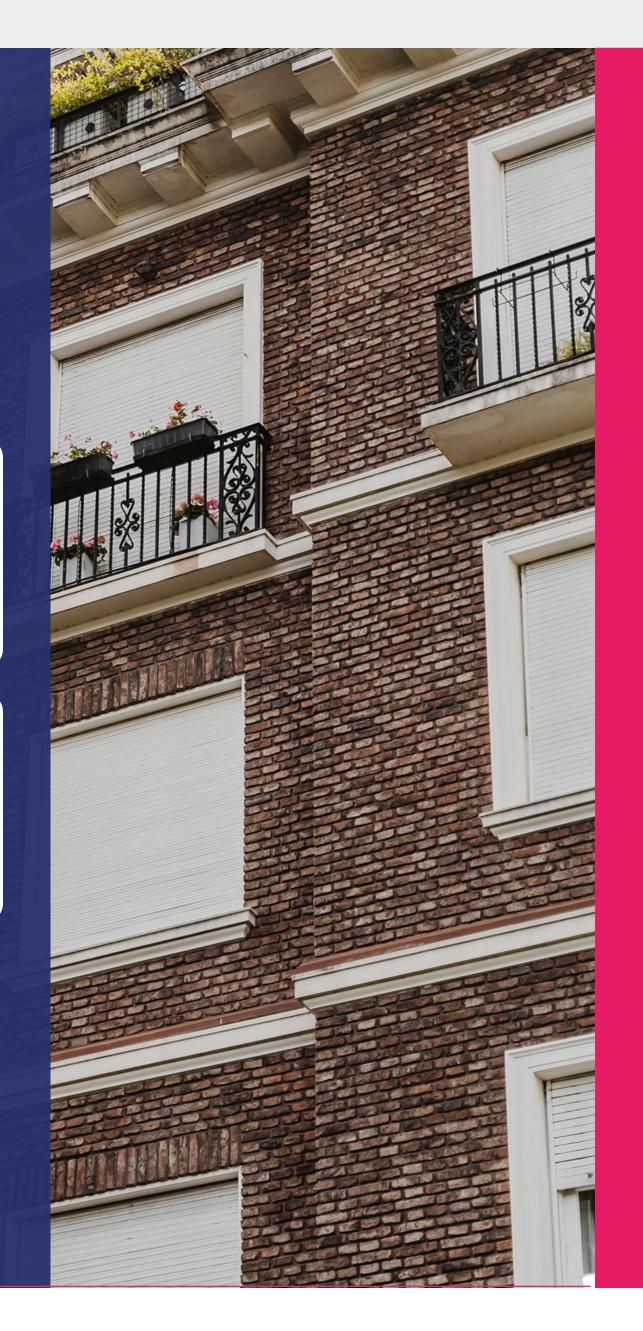
### **STEP O1**

#### Register

You can do so by emailing VASProgress@vas-group.co.uk

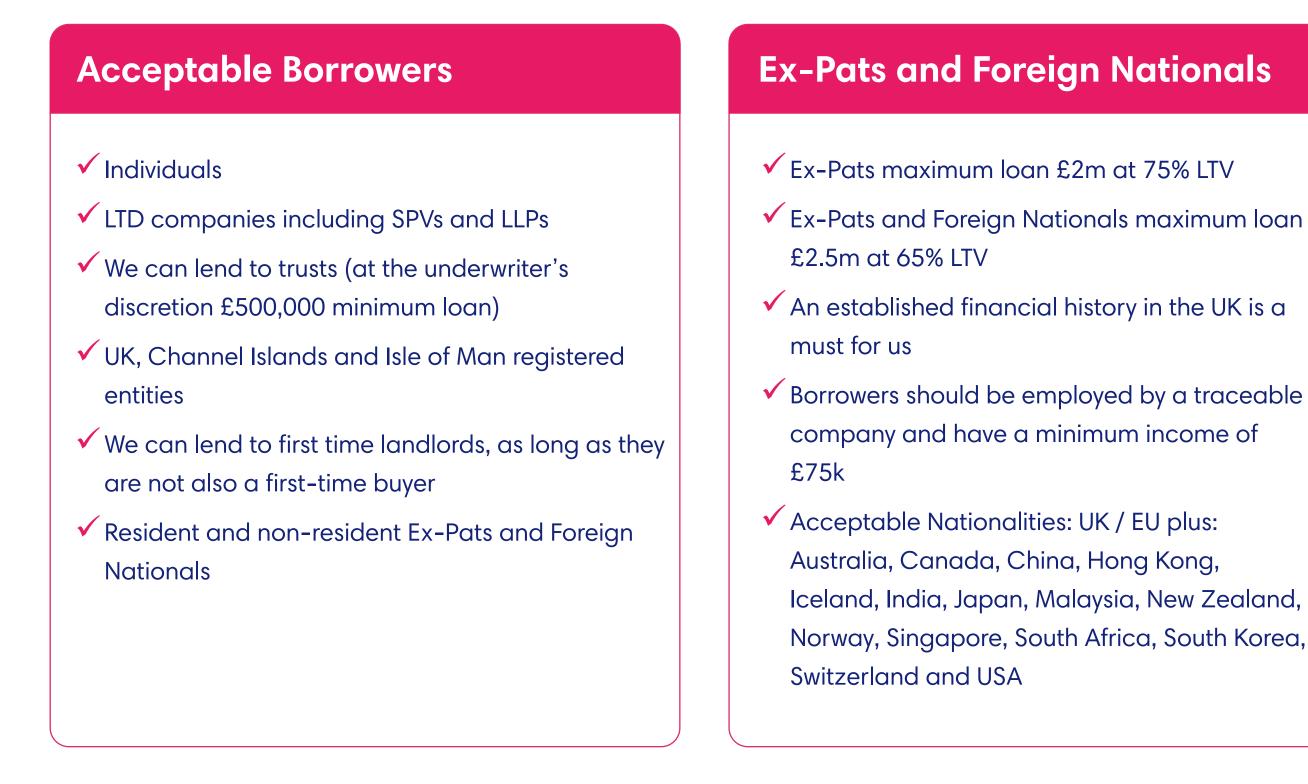
## **STEP O2**

Instruct You can instruct whenever you are ready



# Applicants

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 criteria.

\*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.

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#### **Ex-Pats** and **Foreign Nationals**



#### Borrowers up to 6 per application



Maximum Loan Size £5m per asset £10m per borrower

Min age 25 **Max** age 80\*



# **Property Criteria**

#### Acceptable Properties

- ✓ Residential property in England and Wales
- $\checkmark$  £10m single unit maximum property value
- ✓ Freehold houses up to 8 bedrooms
- ✓ HMOs up to 20 bedrooms
- ✓ Leasehold flats
- ✓ Multi-unit Freehold or Leasehold blocks\*
- ✓ New build flats or houses
- ✓ Ex-Local Authority
- Residential property above commercial

#### Applicable ICR

- $\checkmark$  For purchases and remortgages
- ✓ Individuals: 125% 145%
- ✓ Limited Companies & LLPs: 125%
- ✓ HMOs (up to 6 bedrooms): 125% 145%
- ✓ HMOs (7-20 bedrooms): 135% 145%
- ✓ PD: 150%

#### **Unacceptable situations**

- Politically exposed foreign nationals
- Imprisoned borrowers
- Sorrowers with diplomatic immunity
- ★ Foreign embassy staff
- Standard BTL properties with more than 8 bedrooms
- > Diplomatic Agents
- Live-work units

- **×** Flats above public houses, bars or nightclubs
- Scrade 1 listed properties
- Properties with more than 3 acres of land
- **×** Retirement or sheltered accommodation
- Properties where the 90-day value is lower than 80% of its open market value as indicated by valuer

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

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#### HMOs up to 20 bedrooms



#### No upper limit on the number of **MUFB units**



No limit on portfolio size

We accept New Builds and Holiday Lets



# Talk to us

#### There's no better way to understand our criteria and processes than building a relationship with our sales team. They can provide an expert assessment of any case and make decisions quickly.

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



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James Doggett

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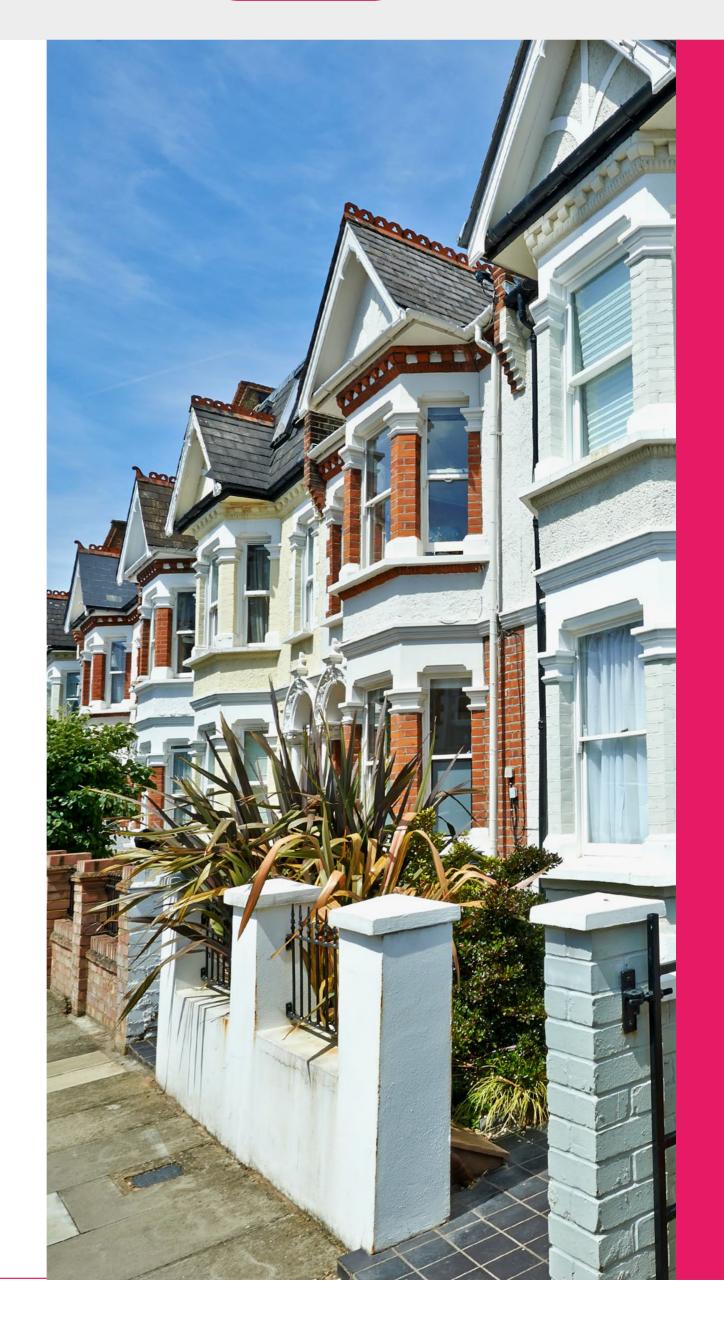


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Can do.

Talk to our sales team today

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Information correct at time of publication, for further information or to discuss a specific enquiry please contact us. Lendco Limited is a company registered in England & Wales with company registration number 11177105. Our registered office is at: 33 Gracechurch Street, London, EC3V 0BT

