

Buy to Let Exclusive– an overview of our criteria



Properties

Standard property – all standard construction houses and bungalows including ex-council, flats and maisonettes up to 6 stories and purpose built apartments (not ex-council).

Non-standard property – all other property types are acceptable up to 65% LTV. Where properties are of non-standard construction, defective or cladding – please refer as the LTV may be reduced accordingly.

HMO and **Holiday Let** properties are accepted.

Valuations

The **maximum LTV** for non standard properties will be 10% lower than the maximum LTV stated to a minimum of 50%. The maximum LTV may be reduced if there's more than a 10% difference between the market value and the 90 day projected market valuation. If a 'cash' valuation has been supplied or 'poor' is detailed on the valuation, please refer.

There is no limit on the number or value or properties in the customer's portfolio.

Maximum overall portfolio LTV is 75%.

Please refer the case if there are more than 15 securities and the overall LTV is over 65%.

We'll use whichever valuation comes back the **lowest**, either the open market valuation, the automated valuation model or the purchase price (whichever is applicable).

The **broker or applicant** must pay for any valuation that's needed, and it must be submitted with the rest of the pack.

Valuation Bypass Scheme

AVM's are accepted on standard residential property types (excluding new builds). Maximum LTV and loan size may be reduced based on the confidence level.

Further details available on each individual product plan.

Credit Profiles

Product selection is based on demerits. A demerit is allocated for each secured arrears, CCJ and default registered in the last 12 months. Demerits are allocated based on age and value. One demerit is allocated for each CCJ and default for:

Unsatisfied: £300 - £10,000

Satisfied: > £3,000

Ignore all: ≤ £300 or satisfied ≤ £3,000

Refer: unsatisfied > £10,000

Customer

Individuals, sole traders, LLPs, Partnerships, Limited Companies all accepted.

Portfolio landlords accepted.

Affordability

Tiered ICR applies:

125% - Basic rate taxpayers and Limited Company applications.

145% - Higher and additional rate taxpayers.

Additional income accepted if rental income is not sufficient to meet ICR.

Projected rents accepted to a maximum of 90%.

Holiday Let: Affordability will be assessed on a Total Secured Debt to Income (TSDI) ratio: the total secured debt payments should not exceed 50% of the client's net income/profit. Projected income from the property will not be accepted.

TSDI referrals accepted up to 75% of the client's net income/profit.

Fees

For **Scottish cases**, a minimum lenders legal fee of £600 will apply.

Arrangement Fee, Legal Costs and **Title Insurance** are paid by the applicant and added to the advance. **Legal costs** charged include VAT where applicable.

Telegraphic Transfer Fee: £30 applies to all cases.

Buy to Let Exclusive – 1st Charge

Key Features	Variable Rate
>£150,000	4.49%
<£150,000	4.99%
ERCs	4%, 4%, 3%, 2%, 1%
Product Fee	2.0% (min £795)
Max LTV	75%
ICR	125% basic rate taxpayers & Limited Company apps 145% Higher & Additional rate taxpayers 90% of projected rental income accepted for ICR calculation

Fees		
Loan Amount	Title Insurance	Lender's Legal Costs
£0-£50k	£100	0.6% of Net Loan, minimum £600, maximum £6,000.
£50k-£100k	£100	
£100k-£200k	£100	
£200k-£300k	£325	
£300k-£400k	£435	
£400k-£500k	£525	
£500k-£600k	£625	
£600k-£700k	£725	
£700k-£800k	£825	
£800k-£900k	£950	
£900k-£1m	£1,200	By referral
£1m-£5m	0.08% of net loan amount + £400	
>£5m	0.1% of net loan amount + £400	

Criteria					
Credit		Applicant		Loan	
CCJs	0 in 12, 1 in 24	Minimum Age	18 years	Minimum Loan Size	£30,000
Defaults	0 in 12, 1 in 24	Maximum Age	If self-funded – no max. age If employed, income required – 80 years at end of term	Maximum Loan Size	Max before referral: £2,500,000 up to 70% £750k to 75%
Secured Arrears	0 in 12, 1 in 24	Maximum No of Applicants	4	Commission	1.5%
Unsecured Arrears	0 in 12, 1 in 24	Expat / Non UK National	Accepted – subject to 1% increase in rate.	Property Type	100% residential property HMO Holiday Let
				Loan Term	5 to 30 years

HomeTrack Criteria			
		Purchase Transactions	
Maximum Loan Size	£250k	£500k	
Maximum LTV	75%	70%	
Confidence Level	Auction purchases >=2 Non-auction purchases >=4 For non-auction purchases >=2 & <4 – max LTV for all loan sizes to £500k is 70%		
Remortgage & 2 nd Charge Transactions			
Maximum Loan Size	£150k	£250k	£500k
Maximum LTV	70%	60%	50%
Confidence Level	>=4		