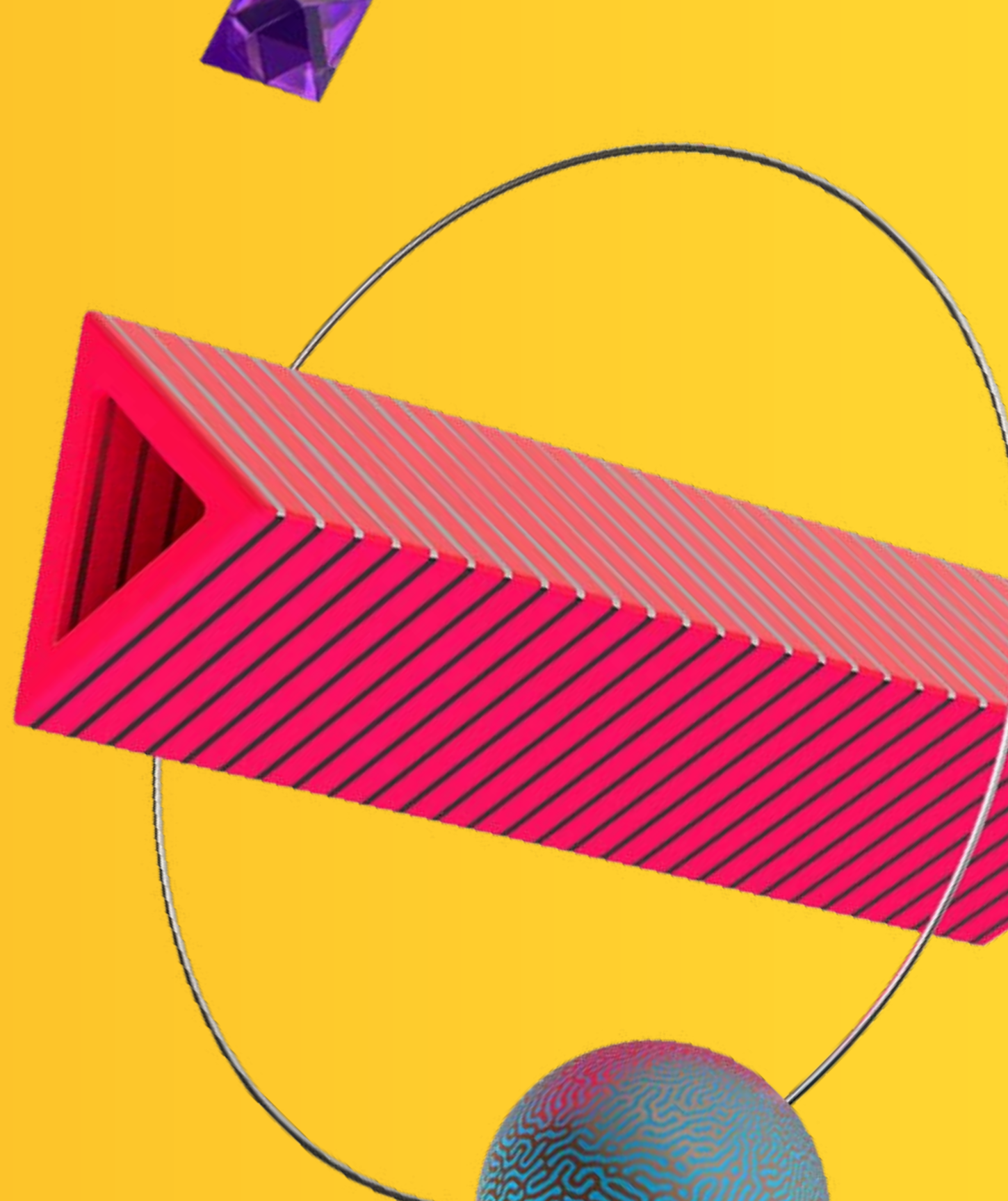


LANDBAY

# Product Guide

14 June 2023 | LBPG13062023

FOR INTERMEDIARY USE ONLY



# Welcome to Landbay

Whether you're a first time landlord, or a professional growing a large portfolio – we'd love to help. Our vision is to be the go-to funding partner for the private rental sector. Choose Landbay and join the thousands of UK intermediaries who've already registered with us.



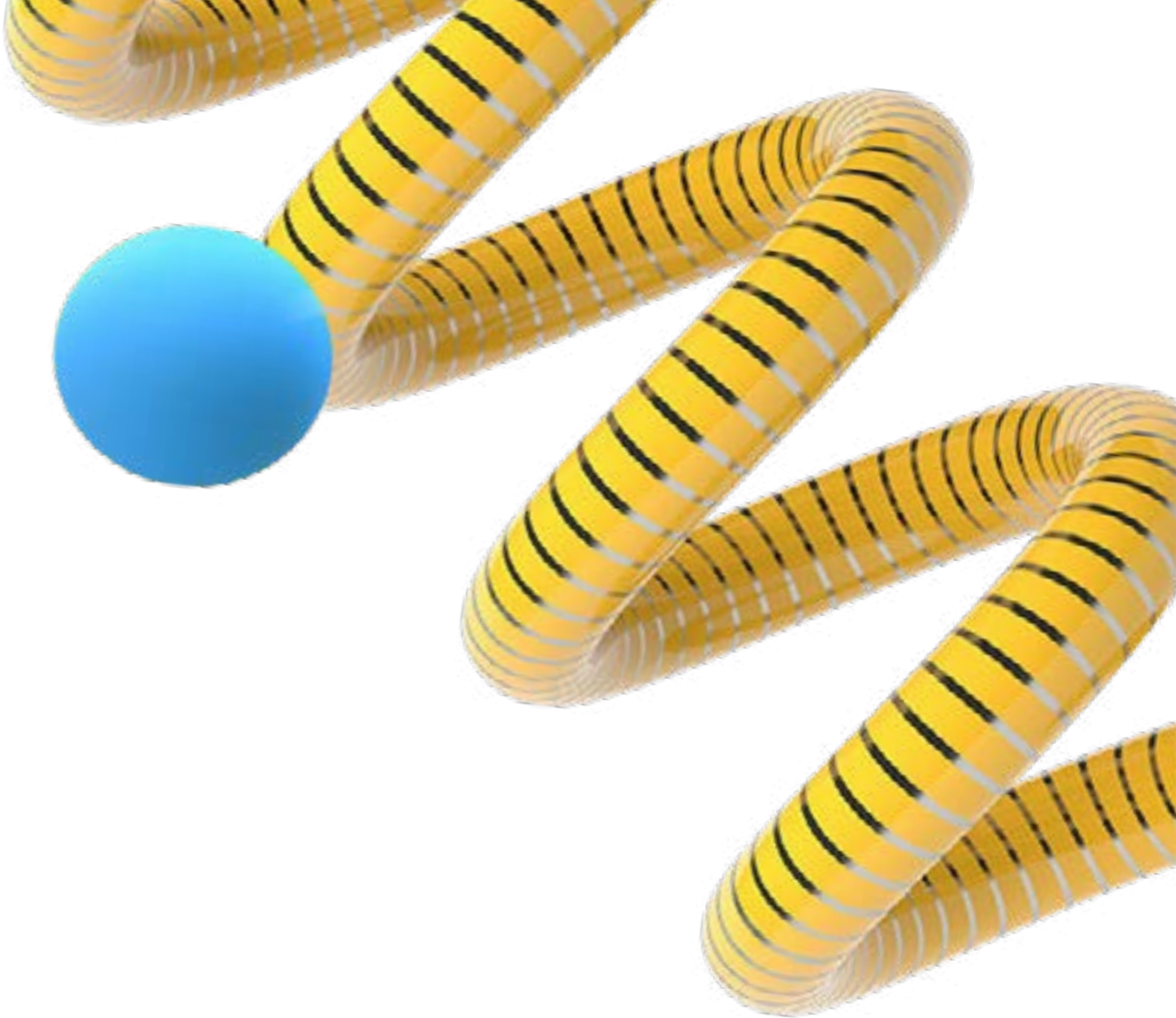
- Experts at the end of the line
- Fast decisions you can count on
- Smart technology designed for you



- HMO and MUFBs (up to 12 beds)
- Term trackers (no ERC)
- SPV, LLP & trading Limited Companies

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## Like-for-like remortgage

### Standard properties - 2 year fixed rate

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
Standard	2 Year Fixed	75% (gross)	6.19%	2.00%	£75k	£1m	7.19%	2%/2%	LVFB7523705	The loan-to-value for all these products is 75% gross (i.e. including fees).  No increased borrowing permitted.
Standard	2 Year Fixed	75% (gross)	5.69%	3.00%	£75k	£1m	6.69%	2%/2%	LVFB7523703	
Standard	2 Year Fixed	75% (gross)	5.19%	4.00%	£100k	£1m	6.19%	2%/2%	LVFB7523704	
Standard	2 Year Fixed	75% (gross)	6.19%	£1,499	£30k	£74,999	7.19%	2%/2%	LVFB7523707	
<b>Trading limited companies</b>										
Standard	2 Year Fixed	75% (gross)	5.89%	3.00%	£100k	£1m	6.89%	2%/2%	LVFB7523706	

All fixed rates revert to 3.49%+BBR.





## Special edition

### Standard properties - 5 year fixed rate (3 Year ERC)

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
Standard	5 Year Fixed	75%	6.39%	2.00%	£100k	£1m	6.39%	5%/5%/3%	LVFE7523743	
Standard	5 Year Fixed	75%	6.19%	3.00%	£100k	£1m	6.19%	5%/5%/3%	LVFE7523738	
Standard	5 Year Fixed	75%	5.99%	4.00%	£100k	£1m	5.99%	5%/5%/3%	LVFE7523724	
Standard	5 Year Fixed	75%	5.79%	5.00%	£100k	£1m	5.79%	5%/5%/3%	LVFE7523739	
Standard	5 Year Fixed	75%	6.39%	£1,999	£30k	£99,999	6.39%	5%/5%/3%	LVFE7523723	

All fixed rates revert to 3.49%+BBR.

As special edition, these products above can be withdrawn without any notice or any grace period.



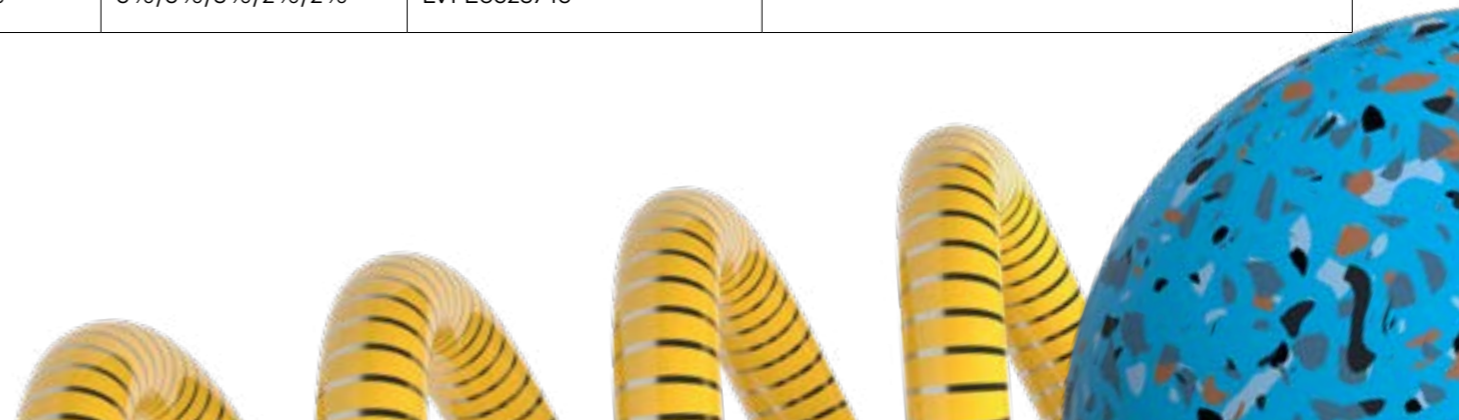
## Core product range

### Standard properties - 5 year fixed rate

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
Standard	5 Year Fixed	55%	5.99%	2.00%	£100k	£1.5m	5.99%	5%/5%/3%/2%/2%	LVFE5523714	
Standard	5 Year Fixed	55%	5.79%	3.00%	£100k	£1.5m	5.79%	5%/5%/3%/2%/2%	LVFE5523708	
Standard	5 Year Fixed	55%	5.59%	4.00%	£100k	£1.5m	5.59%	5%/5%/3%/2%/2%	LVFE5523716	
Standard	5 Year Fixed	55%	5.39%	5.00%	£100k	£1.5m	5.39%	5%/5%/3%/2%/2%	LVFE5523717	
Standard	5 Year Fixed	55%	5.19%	6.00%	£100k	£1.5m	5.19%	5%/5%/3%/2%/2%	LVFE5523711	
Standard	5 Year Fixed	55%	4.99%	7.00%	£100k	£1.5m	4.99%	5%/5%/3%/2%/2%	LVFE5523712	
Standard	5 Year Fixed	65%	6.09%	2.00%	£100k	£1.5m	6.09%	5%/5%/3%/2%/2%	LVFE6523748	
Standard	5 Year Fixed	65%	5.89%	3.00%	£100k	£1.5m	5.89%	5%/5%/3%/2%/2%	LVFE6523749	
Standard	5 Year Fixed	65%	5.69%	4.00%	£100k	£1.5m	5.69%	5%/5%/3%/2%/2%	LVFE6523750	
Standard	5 Year Fixed	65%	5.49%	5.00%	£100k	£1.5m	5.49%	5%/5%/3%/2%/2%	LVFE6523733	
Standard	5 Year Fixed	65%	5.29%	6.00%	£100k	£1.5m	5.29%	5%/5%/3%/2%/2%	LVFE6523732	
Standard	5 Year Fixed	65%	5.09%	7.00%	£100k	£1.5m	5.09%	5%/5%/3%/2%/2%	LVFE6523745	

All fixed rates revert to 3.49%+BBR.

As special edition, these products above can be withdrawn without any notice or any grace period.



## Core product range

### Standard properties - 5 year fixed rate

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
Standard	5 Year Fixed	75%	6.19%	2.00%	£100k	£1m	6.19%	5%/5%/3%/2%/2%	LVFE7523751	
Standard	5 Year Fixed	75%	5.99%	3.00%	£100k	£1m	5.99%	5%/5%/3%/2%/2%	LVFE7523730	
Standard	5 Year Fixed	75%	5.79%	4.00%	£100k	£1m	5.79%	5%/5%/3%/2%/2%	LVFE7523747	
Standard	5 Year Fixed	75%	5.59%	5.00%	£100k	£1m	5.59%	5%/5%/3%/2%/2%	LVFE7523757	
Standard	5 Year Fixed	75%	6.19%	£1,999	£30k	£99,999	6.19%	5%/5%/3%/2%/2%	LVFE7523731	

All fixed rates revert to 3.49%+BBR.

As special edition, these products above can be withdrawn without any notice or any grace period.



## Core product range

### Standard properties - 2 year fixed rate

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
Standard	2 Year Fixed	75%	6.19%	2.00%	£75k	£1m	8.19%	2%/2%	LVFB7523734	
Standard	2 Year Fixed	75%	5.69%	3.00%	£75k	£1m	7.69%	2%/2%	LVFB7523740	
Standard	2 Year Fixed	75%	5.19%	4.00%	£100k	£1m	7.19%	2%/2%	LVFB7523741	
Standard	2 Year Fixed	75%	6.19%	£1,499	£30k	£74,999	8.19%	2%/2%	LVFB7523746	

All fixed rates revert to 3.49%+BBR.



## Core product range

### Houses in Multiple Occupation

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
Small HMO	2 Year Fixed	75%	6.34%	2.00%	£30k	£1m	8.34%	2%/2%	LHFB7523720	New build properties accepted Up to 6 beds/units
Small HMO	2 Year Fixed	75%	5.84%	3.00%	£30k	£1m	7.84%	2%/2%	LHFB7523754	
Small HMO	2 Year Fixed	75%	5.34%	4.00%	£30k	£1m	7.34%	2%/2%	LHFB7523742	
Small HMO	5 Year Fixed	75%	6.29%	3.00%	£30k	£1m	6.29%	5%/5%/3%/2%/2%	LHFE7523725	
Small HMO	5 Year Fixed	75%	6.49%	2.00%	£30k	£1m	6.49%	5%/5%/3%/2%/2%	LHFE7523727	
Large HMO	2 Year Fixed	75%	6.79%	2.50%	£100k	£1.5m	8.79%	2%/2%	LHFB7523768	New build properties accepted Up to 12 beds/units
Large HMO	5 Year Fixed	65%	6.69%	2.50%	£100k	£1.5m	6.69%	5%/5%/3%/2%/2%	LHFE6523763	
Large HMO	5 Year Fixed	75%	6.79%	2.50%	£100k	£1.5m	6.79%	5%/5%/3%/2%/2%	LHFE7523760	
<b>FIRST-TIME LANDLORDS</b>										New build properties accepted Up to 6 beds/units
Small HMO	2 Year Fixed	75%	5.99%	3%	£100k	£1m	7.99%	2%/2%	LHFB7523756	
Small HMO	5 Year Fixed	75%	6.39%	3%	£100k	£1m	6.39%	5%/5%/3%/2%/2%	LHFE7523726	

All fixed rates revert to 3.49%+BBR.



## Core product range

### Multi-Unit Freehold Block

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
Small MUFB	2 Year Fixed	75%	6.34%	2.00%	£30k	£1m	8.34%	2%/2%	LHFB7523729	New build properties accepted Up to 6 beds/units
Small MUFB	2 Year Fixed	75%	5.84%	3.00%	£30k	£1m	7.84%	2%/2%	LHFB7523737	
Small MUFB	2 Year Fixed	75%	5.34%	4.00%	£30k	£1m	7.34%	2%/2%	LHFB7523744	
Small MUFB	5 Year Fixed	75%	6.29%	3.00%	£30k	£1m	6.29%	5%/5%/3%/2%/2%	LHFE7523719	
Small MUFB	5 Year Fixed	75%	6.49%	2.00%	£30k	£1m	6.49%	5%/5%/3%/2%/2%	LHFE7523728	
Large MUFB	2 Year Fixed	75%	6.79%	2.50%	£100k	£1.5m	8.79%	2%/2%	LHFB7523761	New build properties accepted Up to 12 beds/units
Large MUFB	5 Year Fixed	65%	6.69%	2.50%	£100k	£1.5m	6.69%	5%/5%/3%/2%/2%	LHFE6523759	
Large MUFB	5 Year Fixed	75%	6.79%	2.50%	£100k	£1.5m	6.79%	5%/5%/3%/2%/2%	LHFE7523764	
<b>FIRST-TIME LANDLORDS</b>										
Small MUFB	2 Year Fixed	75%	5.99%	3%	£100k	£1m	7.99%	2%/2%	LHFB7523753	New build properties accepted Up to 6 beds/units
Small MUFB	5 Year Fixed	75%	6.39%	3%	£100k	£1m	6.39%	5%/5%/3%/2%/2%	LHFE7523758	

All fixed rates revert to 3.49%+BBR.

# Core product range

## Trading limited companies

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
<b>2 YEAR FIXED PRODUCTS</b>										Trading companies only New build properties accepted No first-time landlords Small HMO/MUFB Up to 6 beds/units All fixed rates revert to 3.49%+BBR. The current BBR is 4.50%.
Standard	2 Year Fixed	75%	5.89%	3.00%	£100k	£1m	7.89%	2%/2%	LVFB7523735	
Small HMO	2 Year Fixed	75%	5.99%	3.00%	£100k	£1m	7.99%	2%/2%	LHFB7523722	
Small MUFB	2 Year Fixed	75%	5.99%	3.00%	£100k	£1m	7.99%	2%/2%	LHFB7523721	
<b>5 YEAR FIXED PRODUCTS</b>										
Standard	5 Year Fixed	75%	6.39%	2.50%	£100k	£1m	6.39%	5%/5%/3%/2%/2%	LVFE7523752	
Small HMO	5 Year Fixed	75%	6.59%	2.50%	£100k	£1m	6.59%	5%/5%/3%/2%/2%	LHFE7523736	
Small MUFB	5 Year Fixed	75%	6.59%	2.50%	£100k	£1m	6.59%	5%/5%/3%/2%/2%	LHFE7523755	
<b>TERM TRACKER (NO ERC) PRODUCTS</b>										
Standard	Tracker	75%	7.29% (2.79% + BBR)	2%	£100k	£1.0m	9.04%	n/a	LVTZ7522912	
Small HMO	Tracker	75%	7.39% (2.89% + BBR)	2%	£100k	£1.0m	9.14%	n/a	LHTZ7522910	
Small MUFB	Tracker	75%	7.39% (2.89% + BBR)	2%	£100k	£1.0m	9.14%	n/a	LHTZ7522911	

Tracker products are stressed at either 5.5% or rate +2%, whichever is greater.  
 We will recalculate affordability should there be a change to BBR.



# Core product range

## 2 year tracker

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
<b>STANDARD PROPERTIES</b>										New build properties accepted  The current BBR is 4.50%.
Standard	2 year tracker	75%	6.49% (1.99%+BBR)	2%	£100k	£1m	8.24%	n/a	LVDB7523130	
Standard	2 year tracker	75%	5.99% (1.49%+BBR)	3%	£100k	£1m	7.74%	n/a	LVDB7523133	
<b>SMALL HMO - UP TO 6 BEDS</b>										
Small HMO	2 year tracker	75%	6.69% (2.19% + BBR)	2%	£100k	£1m	8.44%	n/a	LHDB7523132	
Small HMO	2 year tracker	75%	6.19% (1.69% + BBR)	3%	£100k	£1m	7.94%	n/a	LHDB7523136	
<b>SMALL MUFB - UP TO 6 BEDS</b>										
Small MUFB	2 year tracker	75%	6.64% (2.19% + BBR)	2%	£100k	£1m	8.44%	n/a	LHDB7523135	
Small MUFB	2 year tracker	75%	6.19% (1.69% + BBR)	3%	£100k	£1m	7.94%	n/a	LHDB7523131	
<b>TRADING LIMITED COMPANY</b>										
Standard	2 year tracker	75%	6.19% (1.69% + BBR)	3%	£100k	£1m	7.94%	n/a	LVDB7523156	
Small HMO	2 year tracker	75%	6.39% (1.89% + BBR)	3%	£100k	£1m	8.14%	n/a	LHDB7523134	
Small MUFB	2 year tracker	75%	6.39% (1.89% + BBR)	3%	£100k	£1m	8.14%	n/a	LHDB7523159	

Tracker products are stressed at either 5.5% or rate +2%, whichever is greater.  
 Rates will revert to 3.49%+BBR after the two year discounted period ends.  
 We will recalculate affordability should there be a change to BBR.



## Core product range

### Term tracker (no ERC)

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
Standard	Tracker	70%	7.09% (2.59% + BBR)	2%	£1m	£2m	8.84%	n/a	LVTZ7023038	Standard tracker max loan: • Up to 70% LTV = £2m • Up to 75% LTV = £1m  New build properties accepted  The current BBR is 4.50%.
Standard	Tracker	75%	7.09% (2.59% + BBR)	2%	£30k	£1m	8.84%	n/a	LVTZ7023032	
<b>SMALL HMO - UP TO 6 BEDS</b>										
Small HMO	Tracker	70%	7.09% (2.59% + BBR)	2%	£1,000.01	£2m	8.84%	n/a	LHTZ7023037	
Small HMO	Tracker	75%	7.09% (2.59% + BBR)	2%	£30k	£1m	8.84%	n/a	LHTZ7523030	
<b>LARGE HMO - UP TO 12 BEDS</b>										
Large HMO	Tracker	75%	7.34% (2.84% + BBR)	2%	£30k	£1.5m	9.09%	n/a	LHTZ7522796	
<b>SMALL MFUB - UP TO 6 BEDS</b>										
Small MUFB	Tracker	70%	7.09% (2.59% + BBR)	2%	£1,000.01	£2m	8.84%	n/a	LHTZ7023036	
Small MUFB	Tracker	75%	7.09% (2.59% + BBR)	2%	£30k	£1m	8.84%	n/a	LHTZ7523031	
<b>LARGE MUFB TRACKER UP TO 12 UNITS</b>										
Large MUFB	Tracker	75%	7.34% (2.84% + BBR)	2%	£30k	£1.5m	9.09%	n/a	LHTZ7522797	

Tracker products are stressed at either 5.5% or rate +2%, whichever is greater.  
 We will recalculate affordability should there be a change to BBR.





## Green mortgage range

For properties with a EPC rating A, B and C

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
Standard	5 Year Fixed	75%	6.09%	2.00%	£100k	£1m	6.09%	5%/5%/3%/2%/2%	LVFE7523715	New build properties accepted
Standard	5 Year Fixed	75%	5.89%	3.00%	£100k	£1m	5.89%	5%/5%/3%/2%/2%	LVFE7523710	
Standard	5 Year Fixed	75%	5.69%	4.00%	£100k	£1m	5.69%	5%/5%/3%/2%/2%	LVFE7523709	
Standard	5 Year Fixed	75%	5.49%	5.00%	£100k	£1m	5.49%	5%/5%/3%/2%/2%	LVFE7523718	
Standard	5 Year Fixed	75%	6.09%	£1,999	£30k	£99,999	6.09%	5%/5%/3%/2%/2%	LVFE7523713	

All fixed rates revert to 3.49%+BBR.

## ICR rules

**5 YEAR FIXED RATE PRODUCTS STRESSED AT PAY RATE**

**2 YEAR FIXED RATE AND TRACKER RATE PRODUCTS STRESSED AT THE GREATER OF 5.5% OR PAY RATE +2%**

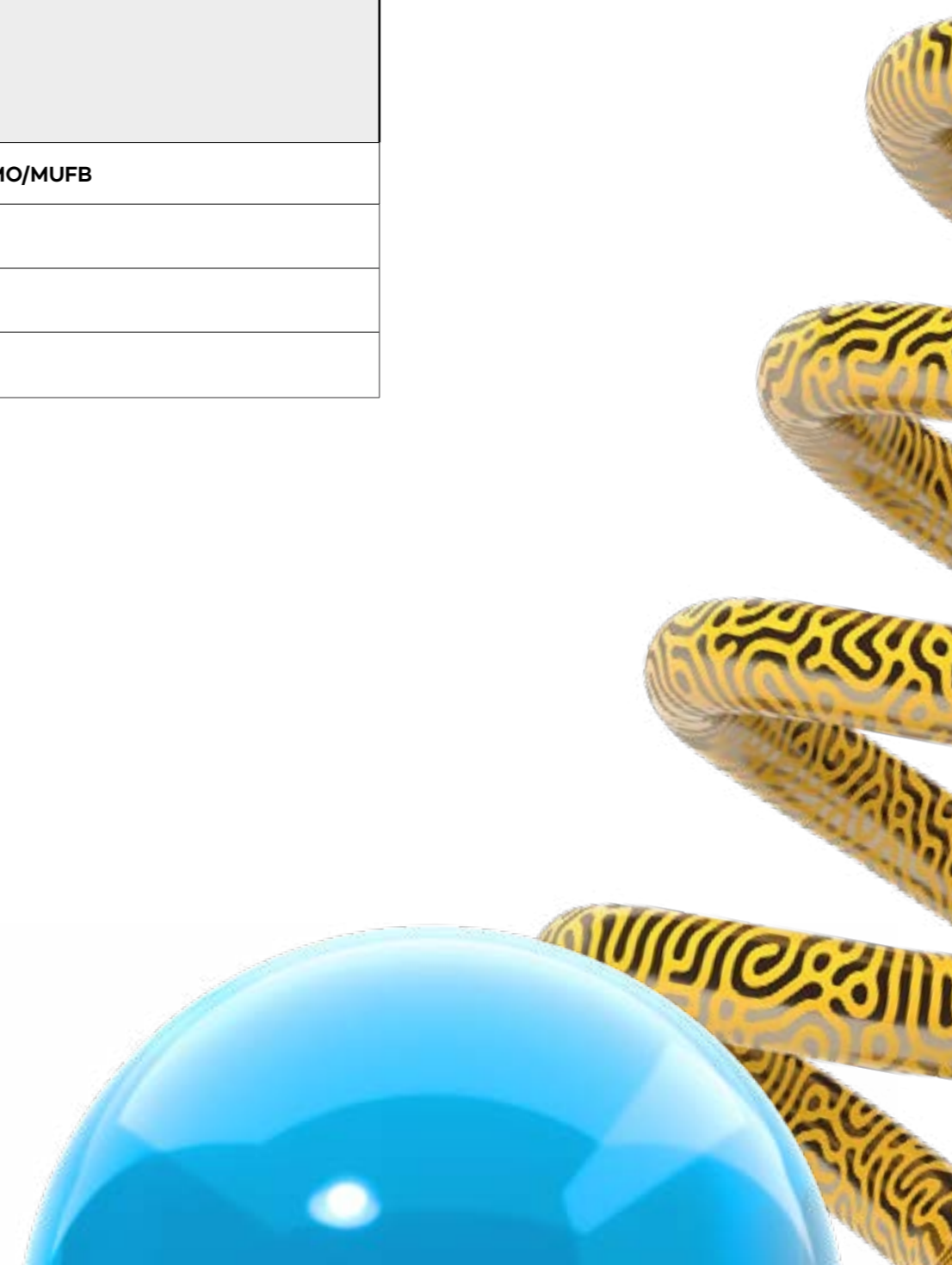
**2 YEAR LIKE-FOR-LIKE REMORTGAGE PRODUCTS STRESSED AT PAY RATE +1%**

	<b>Standard</b>	<b>HMO/MUFB</b>	<b>First-time landlord HMO/MUFB</b>
Individual - Basic rate taxpayer	125%	125%	135%
Individual - Higher rate taxpayer	140%	140%	140%
Limited Company/LLP	125%	125%	135%

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%.

If any applicant on an application is a high rate taxpayer, the higher rate margin applies.

All mortgage applications are subject to regional risk limits. Please note the administration fee is non-refundable. For HMO properties with 10+ rooms a quote will be required. Please contact us for more information.



## Valuation fees

All applications are subject to a £199 non-refundable application fee

Property value	Standard	Small HMO	Large HMO	All MUFBs
Up to £150,000	£230	£550	£875	£875
£150,001 - £200,000	£255	£580	£875	£875
£200,001 - £250,000	£285	£580	£950	£950
£250,001 - £300,000	£340	£580	£1025	£1025
£300,001 - £400,000	£395	£650	£1200	£1200
£400,001 - £500,000	£450	£750	£1325	£1325
£500,001 - £600,000	£510	£790	£1450	£1450
£600,001 - £700,000	£560	£860	£1575	£1575
£700,001 - £800,000	£640	£930	£1700	£1700
£800,001 - £900,000	£700	£1000	£1825	£1825
£900,001 - £1,000,000	£790	£1090	£1950	£1950
£1,000,001 - £1,200,000	£895	Quote	Quote	Quote
£1,200,001 - £1,400,000	£1050	Quote	Quote	Quote
£1,400,001 - £1,600,000	£1205	Quote	Quote	Quote
£1,600,001 - £1,800,000	£1410	Quote	Quote	Quote
£1,800,001 - £2,000,000	£1670	Quote	Quote	Quote
£2,000,001+	Quote	Quote	Quote	Quote



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