

	2 or 3 Year fix	5 Year Fix
Product Rate	5.49%	5.99%
Defer option	0.50%	1.00%
Pay rate (Optional if deferring interest)	4.99%	4.99%
LTV limits	Max Loan / LTV	Max Loan / LTV
	loans up to £1m 75% >£1m 65%	loans up to £1m 70% >£1m 65%
Borrower Profile		
Individual borrower	✓	✓
Limited Company	✓	✓
Offshore registered company	✓	✓
Ex-Pat	✓	✓
Trusts	✓	✓
Foreign nationals with a minimum of 2 years UK mortgage history	Max 70%	Max 70%
Foreign nationals	Max 65% LTV	Max 65% LTV
First time buyers	Max 70% LTV	✓
Property Type		
Single dwelling	✓	✓
PurPOSE built MUFB	✓	✓
HMO	Max 70% LTV	✓
Mixed use (2/3 Resi 1/3 Commercial)	Max 70% LTV	✓
Converted MUFB	Max 70% LTV	✓
Adverse Credit	Borrowers with adverse credit are capped at 70% LTV	

Please turn over for more information

Defaults and CCJ's	£5000 max in 24 months must be satisfied. 0 registered in the last 12 months
Secured missed payments	1 missed payment in the last 36 months 0 in the last 18
Unsecured payments	Utilities, Communication and Mail order ignored. Max 2 Missed credit card or unsecured loan payments in 24 months 0 in the last 12 months.
Additional Information	
Minimum Loan	£50,000
Max Loan	£3m per borrower £5m per UBO
Max Loan MUFB	£3m
Min Property Val	£70,000
Max Property Val (Single Dwelling/HMO)	£2m
Arrangement fee	1.5%
Admin fee	£350 per property (If there are additional units in the same block the fee is £100 per additional unit)
ICR Calc @ Payrate	120% Company Borrowers 125% Individual Borrowers 130% HMO's, Converted MUFB and Semi-Commercial (All Borrowers) ICR's are calculated at Pay Rate
ERC	3% for the term of the fixed rate 0% thereafter.