

	Minimum loan £50,000		Minimum loan £250,000		
	2 or 3 Year Fixed	5 Year Fixed	2 or 3 year Fixed		
Maximum Term	25 years				
Product Rate	5.49%	5.99%	4.49%	4.99%	5.49%
Defer option	0.50%	1.00%	0.50%	1.00%	1.00%
Pay rate (Optional if deferring interest)	4.99%	4.99%	3.99%	3.99%	4.49%
LTV limits	Max Loan/LTV	Max Loan/LTV	Max Loan/LTV	Max Loan/LTV	Max Loan/LTV
	loans up to £1m 75% loans over £1m 65%	loans up to £1m 70% loans over £1m 65%	loans up to £1m 70% loans over £1m 65%	loans up to £1m 75% loans over £1m 70%	loans up to £500k 80%
Borrower Profile					
First Time Buyers (Capped at 70% LTV and £500k)	✓	✓	✗	✗	✗
First Time Landlord	✓	✓	✓	✓	✓
Existing UK Landlord	✓	✓	✓	✓	✓
UK Ltd Co/SPV	✓	✓	✓	✓	✓
Foreign National (UK Resident)	✓*	✓*	Must have a 2 year UK mortgage history	✗	✗
Foreign National Offshore	✓*	✓*	Must have a 2 year UK mortgage history	✗	✗
Offshore Registered Company	✓	✓	✗	✗	✗
Ex-Pat	✓	✓	✓	✓	✓
Trust Structures	✗	✗	✓	✓	✗

*Foreign nationals are capped at 65% unless from a low risk jurisdiction, or 2 years UK mortgage history where 70% LTV can be considered

Please turn over for more information

	Minimum loan £50,000		Minimum loan £250,000		
	2 or 3 Year Fixed	5 Year Fixed	2 or 3 year Fixed		
Single dwelling	✓	✓	✓	✓	✓ (Houses only)
Purpose built MUFB	✓	✓	✓	✓	✗
Converted MUFB	Max 70% LTV	✓	✓	✗	✗
HMO	Max 70% LTV	✓	✓	✓	✗
Mixed Use	Max 70% LTV	✓	✓	✗	✗
Adverse Credit					
Defaults and CCJ's	£5,000 maximum in 24 months 0 in the last 12 - must be satisfied		£1,500 maximum in the last 24 months - must be satisfied before completion		
Secured missed payments	Maximum 1 missed payment in the last 36 months 0 in the last 18 months		Maximum 1 missed payments in the last 36 months 0 in the last 24 months		
Unsecured payments Arrears/Defaults	Utilities, Communication and Mail Order ignored 2 missed credit card or unsecured loan payments in 24 months 0 in the last 12 months				
Additional Criteria	Borrowers with adverse are capped at 70% LTV				
Maximum Loan	£3m per borrower £5m per UBO				
Maximum Loan MUFB	£3m				
Minimum Property Value	£70,000		£312,500		
Maximum Property Value (Single Dwelling/HMO)	£2m		£2m		
Arrangement fee	2% For loans up to £150,000 1.5% thereafter		1.5%		
Admin fee	£350 per property (If there are additional units in the same block the fee is £100 per additional unit)				
Interest Cover Ratio calculated at payrate	120% Company Borrowers – 125% Individual Borrowers – 130% HMO, Converted MUFB & Mixed Use (All Borrowers) All ICR's are calculated at Pay rate				
Early Repayment Charge	3% - No ERC in the final 1 months of the fixed term				
Reversionary Rate	Product Rate + 1.5% over BBR (BBR minimum floor 0%)				